

LU Committee

From: Susun White <susunwhite@gmail.com>
Sent: Tuesday, November 28, 2017 7:59 PM
To: LU Committee
Cc: Mike White
Subject: Paia 2020 LLC- David Spee

To Whom It May Concern:

We are in support of Paia 2020 LCC, the project proposed by David Spee. We are aware that there is a community movement against the project but we believe that these well-intentioned people are misinformed about the intention of the project and reacting from social media posts that propagate this misinformation.

There are many other projects already being built on the north shore that are ag lot subdivision because there is no review process that requires the community to approve them. If there was a review process for these projects and they would have had to go through the community review process, we are confident that the local community would have heavily protested these projects due to the fact that these projects are servicing the wealthy transplants to Maui and not the local community, will cause traffic congestion, take away valuable ag lands and do not address the need for affordable local housing. **These projects primarily located on Baldwin Ave, Hailimaile and Haiku will have a more adverse effect than the Paia 2020 project.**

Mr. Spee is having to go through this process, and the resultant community reaction, because it requires a change in the zoning that will create more density. The area that Mr. Spee is attempting to develop is allowable in the community plan.

We have known Mr. Spee professionally and personally for many years. He has acted as the lawyer for the Paia Youth & Cultural Center (PYCC), for no cost, for 20 years. He has been active on many Paia community boards, including but not limited to, Paia MainStreet, and Paia Youth Council, Inc. Presently, he the Vice President of the Paia Merchants Association. (Susun White has been the Executive Director of the PYCC for the past 24 years and Gregory Brown has been the owner of the Wine Corner in Paia for the past 17 years.)

Mr. Spee introduced his Paia 2020 plan to us a number of years ago. He asked for our advice, suggestions and honest input.

We fully support his final plan. It addresses many community needs: senior housing, retail spaces that are intended to lower the astronomical current rents in Paia Town, parking, not just for this project but for the town, and an emphasis on promoting Paia as a walking town. We appreciate all of the research and thought that Mr. Spee has put into this project; love and research that comes from his love of Paia and Maui. We hope to live in the affordable senior housing.

One of the main attractive aspects of this project is that many of the retail spaces will allow for owners to live above their shops at affordable rents. This will attract local business people who want to serve the local community- not just businesses geared to tourists. If one examines what has happened to Paia Town in the last 10 years they will realize that Paia is really no longer a small town (by definition of what it means to be a small town)- it is a town that locals often avoid because it is geared to tourists. If this is allowed to continue Paia will go the way of Lahaina. The few remaining merchants who primarily exist to serve the local community, including Mana Foods, are having less business due to this transition a loss in business that is threatening their survival.

It is still not too late to reverse this course of events and we feel that this project is a step in the right direction.

Thank you for your consideration and for making the right choice for small towns to survive.

Susun White
264-6161

Gregory Brown
264-6168

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Susun White

LU Committee

From: Mabelle Bastien <mabelleis@yahoo.com>
Sent: Tuesday, November 28, 2017 8:53 PM
To: LU Committee
Cc: faith@FarmersVoiceHawaii.com
Subject: 17-26

I am against 17-26. Keep it ag.

Don't let Dave Spee ruin Paia.

LU Committee

From: Tiare Ventura <tiarev@hawaii.edu>
Sent: Tuesday, November 28, 2017 9:28 PM
To: LU Committee
Subject: Pā'ia

Aloha Land Use Committee Council members,

My name is Tiare Ventura and I was born and raised on Maui and I work in Pā'ia. My boyfriend's name is Jesse Emmsley, his family is from Pā'ia, and they own one of the last undeveloped plots of land on 50 Baldwin avenue. This project is directly behind their property and will negatively affect us and our family's future. Pā'ia is over crowded as it is and building more housing and buildings that locals can not afford will only make the problem worse. I write this opposition with the hopes that the zoning changes in favor of this development are denied and the land remains for agriculture purposes like it was meant for in the beginning. We need to go back to our roots to prepare for the future. Please help the community and local families by saying no to this development.

Mahalo for your time,
Tiare Ventura

LU Committee

From: Elizabeth Key <liziemay2@icloud.com>
Sent: Tuesday, November 28, 2017 9:30 PM
To: LU Committee
Subject: Proposed development Paia on Baldwin road.

To whom it may concern:

My husband and I are both raised on Maui and are raising our family here. We are concerned regarding the recent proposal of a senior housing/commercial real estate development on Baldwin road.

Per the senior housing,

Housing on Maui, whether for seniors or families should reflect a lifestyle that will sustain them on Maui. In recent testimony I heard an uncle voice what most of us are thinking, these are just cramped quarters with no forethought of quality of life or sustainability. Our Kupuna deserve privacy and an area to have a garden and have their families live with them if need be. This "senior housing" just seems like an afterthought thrown in to be able to push the deal through.

Per commercial real estate,

I have heard there are already upwards of 20 commercial real estate vacancies for renters in Paia. Maui has no shortage of commercial real estate available for the highest bidder. The incessant need to build more buildings with no plan or end in sight creates a concrete jungle that is going to turn our tourists off. Furthermore, our Paia town roads are already extremely congested from the cars that already need access to go home, see friends, go to the beach etc. Adding more shopping centers to the mix will only complicate our lives more. This is not a needed facility or a wanted one.

David Spee knows this, he already held a town hall with angry locals. He would like nothing more than to cash in and leave us with the problems to deal with.

I vote an infatic no! To this proposed development.

Do not approve this, we live and work here!

We need affordable housing, real housing, with yards and places where we can grow our families.

Not more commercial space

Thank you,
Liz

Sent from my iPhone

LU Committee

From: Bridget Hinman <bridgethinman@gmail.com>
Sent: Tuesday, November 28, 2017 10:05 PM
To: LU Committee
Cc: Faith@FarmersVoiceHawaii.com
Subject: against 17-126, requesting a District Boundary Amendment, from Agricultural to Urban

Aloha County Council,

I am unable to attend the hearing regarding 17-126, requesting a District Boundary Amendment, from Agriculture to Urban.

I am **AGAINST** this request.

1. Agricultural land must remain zoned as AG land. There is currently a lot of AG land available on this island. Having an easy process of switching zoning by notifying residents within 500 feet, meeting with them, ignore their protests and then one hearing with council sets a terrible precedent for the future of the island. We should be moving towards a self sustainable island regarding food production.

2. The current infrastructure on the island in particular Paia cannot handle current levels of visitors and residents. All too frequently Milagros and Charlies are shut down due to water main breaks. The light in Paia cannot handle the amount of cars currently traveling. The bypass is only one way. There are serious issues that need to be resolved prior to ANY new development arriving in Paia.

I am sure the owner is a nice man and I have nothing against him personally. If the owner of the land would like to create a small farm I am all for it!!!! That is what that land is zoned for and I think that would be a beautiful edition to Paia. I would buy his vegetables and support that business as it is zoned AG.

In conclusion STOP with the development!!!!!!!!!!!! Please!!!!!!!!!!!!

Mahalo for your time,
Bridget Hinman

4110 Aliikoa Place
Haiku, HI 96708

LU Committee

From: shabd khalsa <shabdkmaui@gmail.com>
Sent: Tuesday, November 28, 2017 10:35 PM
To: LU Committee
Subject: Paia development

Aloha Land Use Committee Council members,
My name is Gurushabd Khalsa, I am a single mother raising my children in Haiku. I have seen the drastic changes, and shift of cultural practices due to the amount of tourism, commercial activity, and developers with the intent to make profit on these lands. I'd like to say that I honor Affordable housing projects, however, this project is act of green-washing, offering only 25% "affordable" at prices that many local families cannot even afford.

Green-washing means: disinformation by an organization so as to present an environmentally responsible public image.

The small town of Paia does not have the infrastructure to handle a project like this.

We had full house audience at Mr. Spee's Aug. 29th meeting, who heard him loud & clear state that he would meet with community members and kupuna to go over project issues and much needed cultural advise. His words had no home, as he did not attend any meetings, nor want to host another one with community citizens. He may have all the excuses in the book that I'm sure you will hear later on today.

This project would significantly and negatively impact the following:
Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want

more commercial buildings, and they do not support a project that the community is not behind.

I created a petition Opposing this Development and it has 20 thousand signatures of community members from Haiku, Paia, Makawao, Kula, and beyond.

I hope you do NOT approve this zoning change in favor of this Development, this land should remain agricultural and used for its original intent. If Mr. Spee truly understood what we needed as a community he would see that it is Farmers. We need Farmers to meet our islands demand, to be used as after-school programs, we do not need more acts of Gentrification for the benefit of a few businessmen.

Again, I believe in affordable housing projects, however, not the fake projects that claim they will have 25% affordable, but end of lowering the percentage when completed.

Mahalo for your time.

Gurushabd Khalsa

LU Committee

From: Margit@Hookipa.com
Sent: Tuesday, November 28, 2017 11:19 PM
To: LU Committee
Subject: Land Use Committee Meeting 11-29-17

TO: Land Use Committee
DATE: November 29th, 2017

My name is Margit Tolman and I am testifying in favor for the district boundary amendment, community plan amendment and change in zoning for the proposed Paia Courtyard Project at 120 Baldwin Avenue (Paia) (LU-13)

I have been a resident on Maui for almost 30 years, lived in Kuau and now in Haiku with my business in Paia town since the early 1990th.

I have seen Paia going through various changes with many businesses coming and going.

Paia can be proud of many improvements we have seen over the last few years. The walkway connection Paia town with Paia Bay, more parking, a great Youth Center and some new business buildings integrated in the existing character of our town. Paia and surrounding is growing.

With growth of our population, there is a need of more housing with higher density.

Paia really needs a pharmacy, doctors, a laundromat, a bakery and other small Mom&Pop stores.

The Paia Courtyard Project will offer opportunities for those businesses.

There are not enough housing options for seniors on Maui.

The Paia Courtyard Project provides an independent living style in a central location, with shopping, dining and hopefully Doctors and Pharmacy all within walking distance.

This concept of mixed used is known throughout Europe and has been a healthy planning concept for centuries.

The Paia Courtyard Project can be a great example for others to come.

With 56 senior condos it is a great start to create more housing for a specific age group who wants to downsize and give up the responsibility of maintenance and gardening of a home. Those homes will go than into a rental pool, sold or handed to the next generation.

The location of the project is perfect and will improve Paia town over all. Senior housing is best situated within walking distance to shopping and transportation options.

As much most of us like to see everything stay the same, we cannot close our eyes that the population is growing.

Please approve the amendments and change in zoning and let this project be a reality.

Thank you for your consideration,

Margit Tolman

(808) 264-0814

Ho'okipa Haven Vacation Services, LLC

<http://hookipa.com>
P.O. Box 791658
Paia, HI 96779
USA
Phone: (808) 579-8282
Fax: (808) 579-9953
e-mail: info@hookipa.com

LU Committee

From: Adelle <adellelennox@gmail.com>
Sent: Wednesday, November 29, 2017 12:08 AM
To: LU Committee
Subject: Paia zoning change

Aloha,

I am writing to express my opinion. I am resident of upcountry Maui and have lived on the north shore for the past 10 years. I do not approve of the request to change Paia from agriculture to urban. Please do not fulfill the request of the developer who has asked for this change. Development, when well-planned and aligned with the community and the growing needs of the area, plus accounting for traffic, etc, is reasonable. However, this request will not be good for Paia, Maui, or residents.

Thank you.
Adelle Lennox

LU Committee

From: Ali Hanna <aligrace95@aol.com>
Sent: Wednesday, November 29, 2017 3:09 AM
To: LU Committee
Subject: Save Pa'ia.

Aloha Land Use Committee Council members,

My name is Ali Hanna, and I am from Pa'ia. I am writing you today to express my strong opposition towards the proposed development in Pa'ia town.

I grew up in Ku'au, playing on the shores of Tavares Bay and Ho'okipa, grabbing snacks at Ku'au Mart, learning how to drive on Holomua Road, working at Mama's Fish House, and creating priceless memories with family and friends. I now attend university in New York City, and what a drastic change that has been. Though I have come to love New York, I have also realized how incredible my hometown is. From the beautiful land it sits upon, to the wonderful locals that inhabit it, Pa'ia is truly a special place.

However in recent years, I have come home to see a changing Pa'ia, a changing Maui. I am not naive and I do understand that change is inevitable. Change can be good. But change can also be detrimental if not managed in a respectful, thoughtful manner. The culture and lifestyle of Pa'ia has already been warped enough, from the extreme traffic—causing frustration among locals and visitors alike—, to shopping and housing that is unaffordable, and the litter that has begun to cover our land, beaches and trickle into our ocean.

I left Maui with the notion that I would receive my education and later return home to give back to my community. And while I still plan on doing so, action must begin to take place from afar, which is why I write you today. Please hear my plea and the pleas of my fellow kama'aina. Leave the city life to the mainland—keep the country, country.

Mahalo,

Ali Hanna

LU Committee

From: Francine Aaronson <mopsaaronson@gmail.com>
Sent: Wednesday, November 29, 2017 5:28 AM
To: LU Committee
Subject: Aloha Council Chair and members of the Council

Aloha Council Chair and members of the Council

It is unfortunate that this Courtyard Project is on the agenda again without any resolution with the community...After Mr. Spee's meeting with the community back in August it was obvious that the community was against his project and a group of people were willing to sit with him to come up with a solution that would benefit both parties. Because of busy schedules on both sides and with the holidays here, we were unable to meet with Mr. Spee. The Community Plan was design to protect the rural side of the island and for the most part it has remained with the least amount of development...the planning department has disregarded the concerns of the community and has made amendments to zoning, agriculture, land use map issues without making Pa'ia/Ha'iku residents aware of changing the Community Plan which governs the north/east side of the island. What will it take to make you the Council, the people that we voted for to listen to our voices of concern. To make the wrongs right. When was the last time you drove through Pa'ia Town in traffic or down Baldwin Avenue waiting for tour bikers (no bike lanes) with unsafe conditions. The list goes on. I urge the council to stop all amendments to the Pa'ia/Ha'iku community plan until you correct all the issues that contradict both Maui and Community plans, especially this Court Yard Project....

Respectfully
Francine Kekahuna Aaronson
(Aunty Mopsy/Protect Pa'ia)

Sent from my iPhone

LU Committee

From: Ashlie McGuire <amcsuperstar@yahoo.com>
Sent: Wednesday, November 29, 2017 7:19 AM
To: LU Committee
Subject: NO TO DEVELOPMENT IN PAIA

Aloha Land Use Committee Council members,
My name is Ashlie McGuire, I grew up here on Maui in Kihei (Kula ahupua'a) and I know love in Pukalani (also Kula ahupua'a). I have been raised in these communities my entire life, and I have seen the drastic changes (especially in Kihei it is disgusting), and shift of cultural practices due to the amount of tourism, commercial activity, and developers with the intent to make profit on these lands. I'd like to say that I honor Affordable housing projects, however, this project is act of green-washing, offering only 25% "affordable" at prices that many local families cannot even afford.

Green-washing means: disinformation by an organization so as to present an environmentally responsible public image.

The small town of Paia does not have the infrastructure to handle a project like this.

We had full house audience at Mr. Spee's Aug. 29th meeting, who heard him loud & clear state that he would meet with community members and kupuna to go over project issues and much needed cultural advise. His words had no home, as he did not attend any meetings, nor want to host another one with community citizens. He may have all the excuses in the book that I'm sure you will hear later on today.

This project would significantly and negatively impact the following:
Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our

visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

The petition Opposing this Development and it has 20 thousand signatures of community members from Haiku, Paia, Makawao, Kula, and beyond.

I hope you do NOT approve this zoning change in favor of this Development, this land should remain agricultural and used for its original intent. If Mr. Spee truly understood what we needed as a community he would see that it is Farmers. We need Farmers to meet our islands demand, to be used as after-school programs, we do not need more acts of Gentrification for the benefit of a few businessmen.

Again, I believe in affordable housing projects, however, not the fake projects that claim they will have 25% affordable, but end of lowering the percentage when completed.

Mahalo for your time.

Ashlie McGuire

Gentrification: this process of renovating and improving a house or district so that it conforms to middle-class taste.

LU Committee

From: jennylee jarnesky <jennyleejarnesky@gmail.com>
Sent: Wednesday, November 29, 2017 7:21 AM
To: LU Committee
Subject: Opposing Paia Development

Aloha Land Use Committee Council Members, This letter is in regards to David Spee's proposed development in Paia on Baldwin Avenue.

My name is Jennylee Harris, born and raised in Wailuku, moved away from "town" to get away from the city with street lights every 10 secs of your drive. I've lived in Makawao/ Haiku for 18yrs and I drive on Hana hwy everyday. I find myself stuck in traffic 100% of the time as I entire Paia town from Haiku or Kahului and driving down on Baldwin Ave. Parking to do errands are a complete nightmare. Banking and grocery shopping in Paia is a complete bust! You can find locals and visitors flustered everyday by the amount of minimal parking in a small "plantation town" it's just too many cars. 2 new parking lots were installed, one behind Charleys and the other at the entrance near Shell gas station. Both always full. Paia doesn't have the highway infrastructure both on Hana hwy or Baldwin Ave to expand to accommodate David Spee's new development. The bypass going up to the post office. That will be jammed and for the people that live in Paia town, they will directly be affected! Did he think of the community when planning? Daily commutes will be ridiculous.

David Spee owns an existing building that he successfully rents out to successful small businesses in Paia.

Here's a few of his Tentants:

Hi-Tech, Luna & Tide, Dental Office, realtor office, sports injury rehabilitation along with a few more offices.

Our island Maui is truly a beauty! With thousands of visitors every month that come to our island specifically for its natural/raw presence. With HC&S and Maui Pine now out of business it's a gold mine for all these wealthy developers to just flash some \$\$ to the county of Maui and get things easily passed by corruption/greed.

We/you all need to stand for what is right PONO for our future generations. We need to stop our island from over development or find better commercial locations that are vacant and no longer in use. We need to be wiser/smarter in decisions. I know many of you have "kapuna" (Filipino, Portuguese, Japanese, PuertoRican, Chinese) you are younger generations of immigrants that came to work in the sugar can fields for a better future for their children. For the betterment of our future generations, let's have them experience growing up seeing Maui untouched with greenery all over the island and no mass developments. How are these water meters passed so quickly for developers building new subdivisions by the county when there are families that have been waiting for years for their water meter?

Also to note with all the poison chemicals used for the can and sugar cane, it's soil contains toxins. With building comes run off, it will affect marine life.

Please take into consideration of poor planning and not in the community's best interest for 6 more commercial buildings (also 2 newer buildings built are currently empty) as well as "affordable condos" what's affordable!? \$500,000 + is not affordable!

Keep Paia as is, it will loose its charm.

SAVE PAIA!!!!!!!!!!

I OPPOSE PAIA'S DEVELOPMENT BY DAVID SPEE!

Thank you for your time!

Mahalo,

Jennylee Harris

Sent from my iPhone

LU Committee

From: Jenny Johnson <jennymaliahudson@yahoo.com>
Sent: Wednesday, November 29, 2017 7:41 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope you do NOT approve this zoning change in favor of this Development, this land should remain agricultural and used for its original intent. If Mr. Spee truly understood what we needed as a community he would see that it is Farmers. We need Farmers to meet our islands demand, to be used as after-school programs, we do not need more acts of Gentrification for the benefit of a few businessmen.

Mahalo for your consideration,
Jenny Malia Hudson

LU Committee

From: Adam Ladwig <ladwig.adam@gmail.com>
Sent: Wednesday, November 29, 2017 7:43 AM
To: LU Committee
Cc: faith@farmersvoicehawaii.com
Subject: No Pa'ia zone change from AG to URBAN 17-126

I am writing this email in lieu of attending the meeting today because I am unable to get out of work. There are a number of us who would like to attend but have employment obligations.

Ag land needs to be kept Ag land to preserve the identity, culture, and beauty that is the island (and especially) the North Shore of Maui. Development for the sake of development with no thought to the future is irresponsible. As a surfer, I question the effect the development will have on water quality at local Pa'ia beaches and our youth at the PYCC. Think of the community. Please keep the land as it was when purchased- Ag only. Protect the beauty, culture, and identity of Pa'ia town.

Thank you for your time,

Adam Ladwig

LU Committee

From: Crystal Johnson <crystalkai@yahoo.com>
Sent: Wednesday, November 29, 2017 8:07 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Greetings,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hanā Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

Kind Regards,
Crystal Johnson
Fresh Island Fish
Aquaculture Development
& Seafood Waste Utilization
808-281-9962

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[Linkedin.com/in/crystalkai](https://www.linkedin.com/in/crystalkai)

LU Committee

From: teal waltze <tealwaltze@gmail.com>
Sent: Wednesday, November 29, 2017 8:13 AM
To: LU Committee
Subject: Paia Development Testimony

Aloha land use committee and council members

My name is Teal Waltze I was born and raised in Kuau and have seen the drastic sad changes of Paia in my lifetime. Our town is too small to handle any more major infrastructures and development. We have roads that cannot already handle traffic the ocean will be subject to more pollution and this will not benefit our community in any positive way. We are happy with our town. I hope that you can listen to the people and do NOT approve this development. Mahalo for your time.

LU Committee

From: Linda Johnson <lindajcj@yahoo.com>
Sent: Wednesday, November 29, 2017 8:12 AM
To: LU Committee
Subject: vote no

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

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I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

mahalos for your consideration

Sent from my iPhone

LU Committee

From: Tiareroberson@.ca <tiareroberson@yahoo.ca>
Sent: Wednesday, November 29, 2017 8:10 AM
To: LU Committee
Subject: Paia Development Project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

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I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

Sent from my iPhone

LU Committee

From: tai vandyke <taivandykeimages@gmail.com>
Sent: Wednesday, November 29, 2017 8:23 AM
To: LU Committee
Subject: Paia

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

Sent from my iPhone

LU Committee

From: Sarah Amadeo <sarahamadeo@gmail.com>
Sent: Wednesday, November 29, 2017 8:30 AM
To: LU Committee
Subject: Subject: Paia development Project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore my family as we live directly across the street and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

Sarah

LU Committee

From: Shiela Kawaiaea <shielaka@gmail.com>
Sent: Wednesday, November 29, 2017 8:31 AM
To: LU Committee
Subject: Development in Pa'ia

Oh, please, no mass development in Pa'ia. We are against 17/126. No change in zoning from Ag to Urban. We are losing ever single last place with any local character on this island. When will it stop. Traffic is backed up going through Pa'ia town everyday at all hours. If you love this special place, even a little bit, stop this madness.

Mahalo,
Shiela Kawaiaea
1294 Haiku Rd.

LU Committee

From: Wailani Stoner <stonerwailani5@gmail.com>
Sent: Wednesday, November 29, 2017 8:34 AM
To: LU Committee

Aloha Land Use Committee Council members,

My name is Wailani Stoner,

I am a mother raising my children on the North shore of Maui. I have been born and raised on Maui, and I have seen the drastic changes, and shift of cultural practices due to the amount of tourism, commercial activity, and developers with the intent to make profit on these lands. I'd like to say that I honor Affordable housing projects, however, this project is act of green-washing, offering only 25% "affordable" at prices that many local families cannot even afford.

The small town of Paia does not have the infrastructure to handle a project like this.

We had full house audience at Mr. Spee's Aug. 29th meeting, who heard him loud & clear state that he would meet with community members and kupuna to go over project issues and much needed cultural advise. His words had no home, as he did not attend any meetings, nor want to host another one with community citizens. He may have all the excuses in the book that I'm sure you will hear later on today.

This project would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

My cousin Kamalani Pahukoa created a petition Opposing this Development and it has 20 thousand signatures of community members from Haiku, Paia, Makawao, Kula, and beyond.

I hope you do NOT approve this zoning change in favor of this Development, this land should remain agricultural and used for its original intent. If Mr. Spee truly understood what we needed as a community he would see that it is Farmers. We need Farmers to meet our islands demand, to be used as after-school programs, we do not need more acts of Gentrification for the benefit of a few businessmen.

Again, I believe in affordable housing projects, however, not the fake projects that claim they will have 25% affordable, but end of lowering the percentage when completed.

Mahalo for your time.

LU Committee

From: pah <2spiralbirth@gmail.com>
Sent: Wednesday, November 29, 2017 8:36 AM
To: LU Committee
Subject: NO PAIA DEVELOPMENTS

I WRITE TODAY AS A CONCERNED RESIDENT OF MAUI.

THIS IS NOT AMERICAN, AND THESE AMERICAN MENTALITY INVADERS MUST STOP PUSHING AROUND THE COUNTY AS THEY OWN IT. THEY DO NOT. SHOW THESE PEOPLE THEY HAVE NO PLACE HERE IN HAWAII. THERE IS SO MANY ISSUE HERE, AND THERE IS NO NEED FOR MORE OF THE SAME PROBLEM THAT HAS HAPPENED FOR SO LONG. THIS DEVELOPMENT IN PAIA HAS SHOWN TO BE UNACCEPTABLE TO ALL PEOPLE WHO LIVE HERE. PAIA IS A TOWN THAT IS ALL READY OVER CROWDED.

THIS PROPOSED DEVELOPMENT HAS NOTHING TO DO WITH MAKING LIFE BETTER FOR ANYONE, TOURISTS ALIKE. THESE DEVELOPERS SHOULD SEE THAT CHANGING ZONING LAWS TO MATCH THEIR DESIRES IS UNACCEPTABLE. IF THESE PEOPLE CARED ABOUT LIFE IN PAIA, THEY COULD TAKE THAT ABUNDANCE OF MONEY AND TRY AND HELP.

HAWAII IS NOT HAWAII BECAUSE OF THE INVASION OF DEVELOPMENT. THIS VERY PROPOSAL IS THE ACTION OF THE CONTINUATION OF WAR CRIMES UPON THIS LAND.

PEOPLE COME TO HAWAII BECAUSE IT IS ONE OF THE MOST BEAUTIFUL AND SPECIAL PLACES IN THE WORLD. THESE KINDS OF DEVELOPMENTS ARE DESTROYING THE RELATIONSHIPS AND COMMUNITIES OF MAUI.

I ASK THE COUNCIL TO PLEASE BLOCK ALL ACTIONS FROM THIS DEVELOPMENT TO MOVE FORWARD. IT IS BAD VERY BAD AND WE ALL KNOW IT. MAUI DOESN'T NEED DESTRUCTIVE MONEY LIKE THIS. DEVELOPMENT IS NOT THE ANSWER TO MAUI'S ISSUES AND THIS DEVELOPMENT IDEA PAIA MAKE LIVES WORSE FOR EVERYONE. THANKS TO YOU MAUI COUNCIL FOR ALL YOU DO AND PROTECTING THE PEOPLE AND THE EARTH FROM FURTHER DESTRUCTION.

PAHNELOPI MCKENZIE

--

Blessed be your day and all that you do!

LU Committee

From: Amy Jean Sloan <amyjeansloan@gmail.com>
Sent: Wednesday, November 29, 2017 8:41 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration,
Amy Sloan

LU Committee

From: Laura Kennedy <laurajanaekennedy@icloud.com>
Sent: Wednesday, November 29, 2017 8:46 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

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I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

LU Committee

From: Rebecca Sargent <rebekahc@hawaii.rr.com>
Sent: Wednesday, November 29, 2017 8:43 AM
To: LU Committee
Subject: Opposed to over development of PAIA

Subject: Paia development Project OPPOSITION

Aloha,

As a small business owner in Paia for almost 7 years now I am asking you to reconsider The Paia development project Mr. Spee has planned.

Over the last five years traffic and parking have gotten significantly worse each year. With all of the rapid commercial growth in Paia in the last few years with no additional parking and no additional roads for traffic my business has started to suffer.

I own a small hair salon that caters to Maui residents. Mr. Spee's development will only hurt small businesses like mine as the residents are already fed with the parking and traffic situation. I have been losing clients every year who say they cannot deal with the paia traffic and parking situation anymore.


Please reconsider this development that will have such a negative effect on so many small business.

Aloha,
Rebekah Sargent
Owner at
The Loft Hair Salon
42 Baldwin Ave.
Paia

LU Committee

From: Emily Grace Steppes <eisatiare@icloud.com>
Sent: Wednesday, November 29, 2017 9:05 AM
To: LU Committee
Subject: Aloha, The Paia development project That has been planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more. Maui County has mass...

www.rockflowerbeauty.com

 808-280-6842

LU Committee

From: kelsey miller <kelseymiller87@icloud.com>
Sent: Wednesday, November 29, 2017 9:15 AM
To: LU Committee
Subject: Paia development project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

LU Committee

From: leigh drake <leighedrake@yahoo.com>
Sent: Wednesday, November 29, 2017 9:17 AM
To: LU Committee
Subject: Paia development opposition

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration
Leigh Drake

Sent from my iPhone

LU Committee

From: wjackbunch@gmail.com
Sent: Wednesday, November 29, 2017 9:19 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

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I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

Sent from my iPhone

LU Committee

From: Jennifer Lawrence <xjenlawrence@gmail.com>
Sent: Wednesday, November 29, 2017 9:28 AM
To: LU Committee
Subject: PĀ'IA

Aloha, I come to you with this testimony with deep concern for the future of Pā'ia and our island Maui at large.

I grew up in a local family whose voices were deemed prominent because of their heart, intent, and passion for the cause. I intend to do the same, to stand firm for what I believe in.

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

This quaint town simply cannot handle the caliber of development that is continually trying to infiltrate the charming seaside town. When will preserving what is left outweigh the capitalism of money and greed?

Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

The design/construction of the buildings Mr. Spee has presented is far from the towns old historic style. It is modern, and quite an eye sore to those visitors who come to Paia to see the small town it currently is. Our visitors have stated they do not want Paia to change, they do not want more commercial buildings, and they do not support a project that the community is not behind.

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Leave Maui as it is...these homes will only flock more foreigners from other countries and continents to our islands. If Hawai'i is known for "aloha" where does it come from if there are no more locals, no more Hawaiians.....enough.

Jennifer Lawrence

LU Committee

From: Alexis Carlson <alexiscarlson86@gmail.com>
Sent: Wednesday, November 29, 2017 9:28 AM
To: LU Committee
Subject: Paia Project Development OPPOSITION

Aloha,

The Paia development project Mr. Spee has planned would significantly and negatively impact the following: Traffic on Hana Highway & Baldwin Avenue, run-off pollution, sewage that is that close to the shore and much more.

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I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration

Sent from my iPhone

LU Committee

From: pwelton01 <pwelton01@gmail.com>
Sent: Wednesday, November 29, 2017 9:52 AM
To: LU Committee
Subject: Paia Development

Please STOP 17-126 Paia Zone Change!

Sent from my Verizon, Samsung Galaxy smartphone

LU Committee

From: faith@planetserver.com
Sent: Wednesday, November 29, 2017 9:57 AM
To: LU Committee
Cc: Mike White; Robert Carroll; Stacy S. Crivello; Alike A. Atay; Elle Cochran; Donald S. Guzman; Kelly King; Riki Hokama; Yukilei Sugimura
Subject: Opposition to Ag to Urban Designation item 17-126
Attachments: NO Paia Ag to Urban.pdf; Paia No developement Crowd.jpg; Paia No Grow2.jpg; Paia No Mall.jpg

From: Faith Chase, faith@planetserver.com
To: Land Use Committee

LU.Committee@mauicounty.us

Nov. 29, 2017

RE: Opposition to Ag to Urban Designation item 17-126

Land Use Committee Members:

The first meeting for this Pa'ia Development was a perfect example of a failed community meeting. Project developer David Spee only sent out notices to businesses and residences that were within 500 feet of his proposed project. Yes, this is the only requirement of the county charter but anyone with integrity would have expanded the communication because there are massive issues with the roadways surrounding Pa'ia. Present day traffic jams with the off balance number of tourists creates havoc regularly. The surrounding and affected community deserves to be informed of any project that will alter traffic. They were not informed.

The meeting location was at the new Heritage Hall, which many are still unaware of it's tucked away location above Pa'ia across the abandoned Pa'ia Mill. There was no signage. Ten minutes before the meeting I personally hung a sign out front in frustration.

The small capacity meeting room immediately filled up until people were in the bathroom hallway tip toeing to listen. There was no sign up sheet until I created a make-shift one from a borrowed notebook. The presenter was not interested in the list as no one asked for it and it is still in my possession. The room next door had a celebration with laughing and loud music and many times throughout the meeting people had to yell, "We can't hear you!"

The only time the crowd loosened their grip was when Kelly King try to calm the crowd by sharing her Kihei district examples of affordable housing. She received a loud applause from the attentive crowd. Someone yelled, "Where is our Upcountry Council representative?! Thank you for being here Kelly King but where is Mike White?"

The presentation was redundant and people started yelling their concerns out of frustration. Mr. Spee's comment on affordable housing, "Prices are high because it's supply and demand." An Uncle retorted, **"No, it's Greed! You come here buy low, sell high, you guys have come here with your capitalist dreams and it has pushed us local guys right out of the market!"**

When speaking about offering locals the affordable units first, David Spee said, "Yes, these ARE in the condo rules" and shortly after he says, "These CAN be drafted in the condo rules." That set the Uncle off, understandably so. I told Mr. Spee that he needs to choose his words carefully and explained why the

Uncle jumped all over him, "You need to be careful with the words you say because you trigger these outbursts."

Mr. David Spee's answer to that back and forth banter, "I have not thought this out to the nth degree"

I could barely sit through the presentation. When asked about the importance of farming and saving agriculture land and not paving it over with concrete he said, you know, "I try to shop at the (farmers) market and support that industry." WHAT?! Who the heck cares of your shopping habits right now. I could not take him seriously, I left after hearing that.

I heard that the meeting ended with him agreeing to have a better community meeting and to pull his request for change in zoning. He did none of that. Community stewards have tried to reach him to no avail.

Pa'ia may not be perfect but it is pretty close. We do not need our pretty close to perfect being ruined with mass development of this kind. Don't even get me started on the hana lepo (excrement), wastewater, groundwater contamination, sewage that is that close to the shore. Forget about it, Pa'ia Bay surfing will be over. Maui County has massive unresolved issues to tend to right now, we have been fined for years for mismanagement of these county services performance.

Please DO NOT GRANT the Agriculture to Urban district boundary amendment for this item 17-126.

Sincerely, Faith Chase

Courtesy advice for Mr. David Spee or anyone else who needs to host a community meeting:

How To Conduct A Community Meeting

1. Choose a meeting space that has ample room for community attendance.
2. Choose a future date well and a one month notice is advisable with reminders as the date nears.
3. Send USPS postcard notification to ALL district areas that would be impacted by project.
4. Use a public social media forum to inform and alert public of upcoming meeting date, map and relative information.
5. Provide public transportation route information.
6. Have road side signage at meeting place day of meeting.
7. Have ample seating with emergency exit doors open and no noisy event or businesses nearby.
8. Have water, drinking fountain or water refill available.
9. Have a sign-in sheet for attendees to use to inform of future related project meetings.
10. Explain to attendees that said meeting is a public meeting versus a private meeting so that those in attendance are aware their comments may be featured in social media or video recordings.
11. Have presentation and community Q&A time fairly allocated during the meeting.
12. Leave meeting with a decision or agree to an action item, either community action item or project presenter action item.







LU Committee

From: brian.teensoncall@gmail.com on behalf of Brian McCafferty <brian@teensoncall.org>
Sent: Wednesday, November 29, 2017 10:06 AM
To: LU Committee
Subject: David Spee Pa'ia Project

Aloha County Council ,(and concerned citizens);

This land use re-classification issue for the David Spee project, keeps appearing on my e-mail...sent by two separate ladies whom are seemingly whipping-up community-condemnation...creating a type 'flash-mob' to show up at your hearing today.

I would like to mention for your consideration:

1) Traffic on Hana Hwy into Pa'ia at 'pau hana' time is slow...but the Pa'ia mini-bypass (which short-cuts to Baldwin Ave) works well and runs adjacent to proposed Spee Project. Also, State DOT is actively pursuing a major Pa'ia Bypass which will doubtless follow existing major plantation roadway and be completed within 5 years

2) It makes sense to allow this type development where there is already established sewer/water/electrical/roadway infrastructure.

It's very doubtful this development will impact nearshore ocean water quality, as some want to claim. Established sewer system in Pa'ia CAN handle.

3) There are certain 'malahini commercial landlords' in Pa'ia whom are charging \$5-7 sq.ft. rents who do not like the idea of Spee's project, which will put downward pressure on their rates. I know this for sure.

4) There are a couple large 'Ag Lot Subdivisions' by Haiku School and Haiku Rd. behind Post Office (200+ acres)...which have not required community review like Spee project. These type Ag lot subdivisions are the ones going to put REAL pressure on roadways (Hana Hwy + Haiku Rd.)

5) Pa'ia Town previously had a population of 10,000 in former plantation times...easily verifiable. Population now is maybe 7,000+(?)

So just a few points for your consideration, in addition to all the emotional bombardment you're going to experience at today's Council hearing. Myself, gotta keep working...so good luck, and Mahalo to you for your ceaseless efforts to best serve Maui County.

Happy Holidays!

Aloha, Brian McCafferty

LU Committee

From: Leah Corigliano <leahrose04@yahoo.com>
Sent: Wednesday, November 29, 2017 10:10 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Aloha,

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I hope that you will consider NOT approving this zoning change in favor of this Development, this land should remain agricultural and used for its original intent.

Mahalo for your consideration
Sent from my iPhone

LU Committee

From: Theresa Munoz Koomoa <theresa@theluckyhoney.com>
Sent: Wednesday, November 29, 2017 10:11 AM
To: LU Committee
Subject: Paia development Project OPPOSITION

Aloha,

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Mahalo for your consideration

THERESA KO'OMOA

THE LUCKY HONEY
www.theluckyhoney.com

LU Committee

From: Bridgett Parker <jbparker4@gmail.com>
Sent: Wednesday, November 29, 2017 10:58 AM
To: LU Committee
Subject: SAVE PAIA

Aloha Land Use Committee Council members,

My name is Bridgett, I am a mother raising my children in Kahului. I have seen the drastic changes, and shift of cultural practices due to the amount of commercial activity and developers with the intent to make profit on these lands. I'd like to say that I honor Affordable housing projects, however, this project is act of green-washing, offering only 25% "affordable" at prices that many local families cannot even afford.

Green-washing means: disinformation by an organization so as to present an environmentally responsible public image.

The small town of Paia does not have the infrastructure to handle a project like this.

We had full house audience at Mr. Spee's Aug. 29th meeting, who heard him loud & clear state that he would meet with community members and kupuna to go over project issues and much needed cultural advise. His words had no home, as he did not attend any meetings, nor want to host another one with community citizens. He may have all the excuses in the book that I'm sure you will hear later on today.

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Again, I believe in affordable housing projects, however, not the fake projects that claim they will have 25% affordable, but end of lowering the percentage when completed.

If we change Paia, it affects us all.

Mahalo for your time.

Bridgett

LU Committee

From: Sandy Auweloia <mauimama4@gmail.com>
Sent: Wednesday, November 29, 2017 11:00 AM
To: LU Committee
Subject: Pa'ia development

Aloha all,

Please do not allow this plan for more development in Pa'ia to pass.
It will change Pa'ia and add to the already nightmarish traffic.
Look at how many empty storefronts Maui already has. We don't need to build any more.
Before you know it we will be overdeveloped just like Oahu. Let's keep Pa'ia the way it is.
Please consider what your people want...vote no on the Pa'ia plan.

Mahalo,

Sandra Auweloia

Sent from my iPhone