

## Hakoda, Riley K

---

**From:** michael@alpglass.com  
**Sent:** Wednesday, November 27, 2019 7:28 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

Dear Land Use Commission,

I am a resident adjacent to the Pulelehua project. I am absolutely not opposed to the Pulelehua community and support the original design. The project has now radically changed without public comment. The changes do not help local, working families to afford a home of their own. Instead the changes make for larger lots that will be priced far out of reach for most. I would expect most of the lots to be bought by mainlanders as second homes., which will add to the problem of illegal vacation rentals. I have many friends that have been on the waiting list for a home in Pulelehua for over 10 years, who are now devastated that there is a likelihood their dreams of owning a home are now crushed.

The original plan had a core commercial area for people to gather but has been radically changed to be a strip mall.

Major changes that have been made must require additional environmental reviews that the public should be included in. With an already strained waste water plant, what will happen to all the sewer generated with these homes? What about future fire danger? As a local resident that know many local families that have been counting on this project to give them the ability to own a home, it makes no sense that the project is fast tracked to change drastically to bring more second homes, illegal vacation rentals and tourists to an area that was meant for affordable housing.

Sincerely,  
Michael Reid  
155 Ala Hoku Pl.

LAND USE COMMISSION  
STATE OF HAWAII  
2019 NOV 27 A 7:35

**Hakoda, Riley K**

---

**From:** Jill Marzo <jillchillz@gmail.com>  
**Sent:** Wednesday, November 27, 2019 7:47 AM  
**To:** Hakoda, Riley K  
**Subject:** New proposed project in West Maui

Dera Mr Hakoda,

I am writing to you with great concern regarding the new project proposal for the homes and shopping center/strip malls near the west Maui Airport.

I am a resident in Maui for 31 years and have seen so much growth happen. I must say the roads can't handle the amount of homes we already have.

I do not want to see this project take place it is not only environmentally harmful but where would the sewer go?

I wanted to write you to let you know:

**I would like the review process extended to allow a more full detailed review of the project.**

Sincerely  
JILL Clark

LAND USE COMMISSION  
STATE OF HAWAII  
2019 NOV 27 A 7:53

## Hakoda, Riley K

---

**From:** Annelouise Riach <annelope7@yahoo.com>  
**Sent:** Wednesday, November 27, 2019 7:49 AM  
**To:** Hakoda, Riley K  
**Subject:** Pulelehua project

Dear Land Use Commission,

I am shocked to hear that the Pulelehua project has now been radically changed. I supported the idea that many of my friends needing affordable housing will be still searching. The changes made without any public comment is an outrage and have changed so drastically it will now become an area for rich mainlanders to own second homes. Changes of this magnitude should require a new EIS and support of the community.

Sincerely  
AnneLouise Riach  
Sent from my iPhone

LAND USE COMMISSION  
STATE OF HAWAII  
2019 NOV 27 A 7:53

**Hakoda, Riley K**

---

**From:** kathryn riach <katriach@yahoo.com>  
**Sent:** Wednesday, November 27, 2019 7:52 AM  
**To:** Hakoda, Riley K  
**Subject:** Land use commission

Dear Land Use Commission,

I am disappointed to hear that the Pulelehua project has now been radically changed. I supported the idea that many of my friends needing affordable housing will be still searching. The changes made without any public comment is an outrage and have changed so drastically it will now become an area for rich mainlanders to own second homes. Changes of this magnitude should require a new EIS and support of the community.

Sincerely,  
Kathryn Riach

LAND USE COMMISSION  
STATE OF HAWAII  
2019 NOV 27 A 7:53



## Hakoda, Riley K

---

**From:** scott davalos <scottdavalos@me.com>  
**Sent:** Wednesday, November 27, 2019 7:53 AM  
**To:** Hakoda, Riley K  
**Subject:** Proposed development



Dear Riley

As you probably know, Maui Land and Pine had a huge 1,000 unit workforce project under the Kapalua Airport. A new developer has purchased the property and is no longer wanting to build the great town concept that was previously approved that had 100's of single family homes that would be priced for working families. The new developer wants to build a huge apartment complex and two strip malls and is proposing only 100 market rate single family lots. Based on his design, it is my opinion that these will end up being million dollar homes and nothing near the affordable homes that were to be built. Thankfully, the developer is at least agreeing to provide 50% HUD rate housing but most of it will be in rentals. While not perfect, these rentals are desperately needed. But this is not enough.

Without any wide notice to our community, the developer filed a request with the State Land Use Commission to make these massive changes to the project. The last hearing was extended to December 4th at 9:30 AM at the MACC in the Haynes Meeting Room.

We are absolutely not opposed to the Pulelehua community and support the original design. This development surrounds the entire subdivision where Michelle and I live so it impact us dramatically. We are open to changes with a large number of rental units so long as other concessions are made by the developer to make the market rate single family homes in a price range that working families can afford. And to make it more of a town center so there are benefits to the Kahana - Mahinahina communities such as restaurants and shops. If we're going to have neighbors, we want residents, not tourists.

If you have time to attend the hearing and testify, it would be great. But MORE important is that you send an email to the Land Use Commission and state some of the followings points.

We as a community were not allowed to participate in the redesign of the project.

We have been on the wait list for homes in this project for 10 years and want to own a single family home.

We do not want shopping center strip malls. We want the "Main Street" that was proposed.

Major changes should require additional environmental reviews.

Much has changed since the original project was approved and further studies are needed.

Where is the sewer going to go.

What will be done to protect this new community from the fire dangers.

You do not need to write an essay and just stating that you want the review process extended to allow a more full detailed review of the project is enough. Although you are welcome to write an essay. It must be done before 10AM tomorrow (Wednesday Nov 27th) If the Commission received enough emails, it will make a difference.

Please send your email to [riley.k.hakoda@hawaii.gov](mailto:riley.k.hakoda@hawaii.gov) and put Docket # A-04751 in the subject line.

Thank you for helping us try to make this a better project for everyone.

Thanks,

Scott Davalos

## Hakoda, Riley K

---

**From:** Diana Rodbourn <dianarodbourn@gmail.com>  
**Sent:** Wednesday, November 27, 2019 9:03 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751 - Pulelehua

Mr. Hakoda,

Good morning! I am writing this in regards to the changes for the proposed Pulelehua community. The revisions that have been made from the original plan completely change the concept, and the lack of transparency and community involvement, input, and notice of said changes is extremely disappointing. And perhaps illegal?

As you know, originally approved was a large workforce housing project with a small town concept and offered HUNDREDS of single family homes that would be affordable to our hard working families. Many have been waiting YEARS years for this project to happen, only to now find out that it could instead be strip malls, limited market rates lots, and a huge apartment complex. How did such a well planned community go so wrong?

What the new developer wants to build now should NOT be approved as currently proposed. Please extend the review process to allow for a full detailed review. It's disheartening that this new plan is even being considered as it is currently designed.

Please put the community first, not the profitability of this out-of-state developer.

Mahalo,

**Diana Rodbourn**  
[DianaRodbourn@gmail.com](mailto:DianaRodbourn@gmail.com)  
808.868.8759

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION

## Hakoda, Riley K

---

**From:** Buz Moffett <buzmoffett@gmail.com>  
**Sent:** Wednesday, November 27, 2019 8:11 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

We as a community were not allowed to participate in the redesign of the project.  
We have been on the wait list for homes in this project for 10 years and want to own a single family home.  
We do not want shopping center strip malls. We want the "Main Street" that was proposed.  
Major changes should require additional environmental reviews.  
Much has changed since the original project was approved and further studies are needed.  
Where is the sewer going to go.  
What will be done to protect this new community from the fire dangers.

Buz Moffett / 808-870-6794  
Sent from my iPhone

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION



## Hakoda, Riley K

---

**From:** Laura Masslon <lauramasslon@yahoo.com>  
**Sent:** Wednesday, November 27, 2019 9:56 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

I just learned of the proposed change to the Pulelehua Workforce project, and am very disappointed that as a community, we were not included in the redesign. We need more affordable housing. We've been waiting and saving for years for this opportunity to get into a single family home. West Maui doesn't need another strip mall, we need a "Main Street" as was priorly proposed. Has an environmental survey been done? What about the water and sewage?

This bait and switch is wrong for West Maui's future, these are short term goals that put our children's Maui at risk.

Respectfully,

Laura Masslon

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION

## Hakoda, Riley K

---

**From:** Truth Excavation <truthexcavation@gmail.com>  
**Sent:** Wednesday, November 27, 2019 9:59 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

Aloha,

My name is Kimo Clark and I was born and raised in Lahaina.

I own a small business on the West Side with 13 employees. Not one of them own their own homes. I would love for all of them to have a chance of owning a home.

Please go back to the original plans which provide affordable homes to local residents. Nobody wants to rent the rest of their lives. Nobody wants another mall. We have been waiting for more than 10 years for pululehua to happen. Please stick to the original plans.

Aloha,

Kimo Clark  
President  
808-298-3351

[https://urldefense.com/v3/\\_\\_http://www.truthexcavation.com\\_\\_;!p54XP4V2edI!lxMgimiAul2B9E3nmY-95Vbm-tYDseCSRxdd7nV55x-TUI6wtM0QPA5cRuXPKIazqkbOMcc\\$](https://urldefense.com/v3/__http://www.truthexcavation.com__;!p54XP4V2edI!lxMgimiAul2B9E3nmY-95Vbm-tYDseCSRxdd7nV55x-TUI6wtM0QPA5cRuXPKIazqkbOMcc$)

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION

## Hakoda, Riley K

---

**From:** kristen decrausaz <kdecausaz@gmail.com>  
**Sent:** Wednesday, November 27, 2019 10:01 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

I just learned of the proposed change to the Pulelehua Workforce project, and am very disappointed that as a community, we were not included in the redesign. We need more affordable housing. We've been waiting and saving for years for this opportunity to get into a single family home. West Maui doesn't need another strip mall, we need a "Main Street" as was priorly proposed. Has an environmental survey been done? What about the water and sewage?

This bait and switch is wrong for West Maui's future, these are short term goals that put our children's Maui at risk.

Respectfully,

Derek and Kristen DeCrausaz

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION

## Hakoda, Riley K

---

**From:** yrichard@shsmaui.org  
**Sent:** Wednesday, November 27, 2019 9:59 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

Aloha Mr. Hakoda,

My name is Yvette Richard, and I have been living with my husband, a boat captain, and my two sons at the top of Ala Hoku Place for the last two years. It has been a blessing to be able to raise my boys in an area where they can be "boys," run wild, ride their skateboards and bikes without the fear of busy roads nearby. We rent our home and unfortunately have come to terms with the fact that we will probably never be able to afford to buy a home of our own.

I understand that a developer just recently purchased the land that surrounds our house in 2016 and has significant plans to build up this area with strip malls and rental homes. I believe this man's ideas are quite different than the original designs that included affordable workforce homes, available to purchase for middle income working families, like ours. I am concerned that the current residents in this area have not been allowed to be part of this planning process, and their voices and opinions have not been heard. Why? I have been a part of the West Maui community for 20 years now and have witnessed massive land development of this part of the island. I understand development is inevitable, but why the urgency to build so quickly without the involvement of the surrounding community. I am asking to please slow down and let the people be involved with this planning process.

With much aloha,

Yvette Richard



Director of Development and Enrollment

[yrichard@shsmaui.org](mailto:yrichard@shsmaui.org)

808.298.9679 Mobile

office: 808.661.4720

[www.shsmaui.org](http://www.shsmaui.org)

This message and any attached documents contain information from Sacred Hearts School in Lahaina, Maui that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute or use this information. If you have received this e-mail an error, please notify Dr. Solis immediately by reply e-mail and then delete this message. Mahalo.



## Hakoda, Riley K

---

**From:** Ellen K Geary <ellengeary@gmail.com>  
**Sent:** Wednesday, November 27, 2019 9:51 AM  
**To:** Hakoda, Riley K  
**Subject:** In regard to: Docket # A-04751  
**Attachments:** Hope for Kahana!.pages

This email is also attached as a letter if printable version is needed.  
Thank you for your time!

### **In regard to: Docket # A-04751**

To Whom it may concern,

As a resident of Kahana, I am discouraged to learn of the changes that have been made for the proposed development, Pulelehua. While, this development has been planned for sometime, my concern is that the original project that was approved by Maui Land and Pine is no longer represented in the current proposal. Rather than supporting the workforce community of Maui with affordable, single family homes, this plan will target low income renters and potentially weaken the community by making our transient population spread and make the home ownership divide even greater.

The original design of the Pulelehua community made sense for Maui. Quality, affordable housing that incentivizes sustainability for the island, respects the current residents and maintains the values of our neighborhood is healthy growth. Promoting transience, creating high density and showing a disregard for neighbors damages good will and puts the future of our island at risk. As a community were not allowed to participate in the redesign of the project and these are some of our concerns with the new design:

- Loss of affordable ownership opportunities long term, hard working residents of Maui who want to invest in our community and become our neighbors
- Inclusion of commercialized retail zones that do not promote small business or cultivate the potential to have a new neighborhood region and small business opportunity on our island
- Lack of environmental reviews for the new design that acknowledge the density impact and address septic changes, fire hazards and habitat loss

The long term residents of West Maui deserve to be acknowledged. We have had a peaceful and happy home here and work very hard to maintain the beauty of the island and balance of our community. The recent updates after the last meeting on 12/4/19 has left us all in shock. We would like the opportunity to thoughtfully participate in the decisions that will impact our lives in the immediate short term future and the lives of our families for generations to come.

We humbly ask that the review process be extended.

Thank you for your consideration.

Mahalo, Ellen K Geary

A possibility was born on the day you were born and it will live as long as you live.

Marcus Solero

Ellen K. Geary MS, LAc  
[lotusnaturalhealthcenter.com](http://lotusnaturalhealthcenter.com)



moxabox.com

360-293-3461

--

This email and any files transmitted with it are confidential and intended solely for use only by the recipient/entity and purpose as listed above and is protected by law. If you are not the intended addressee, or the person responsible for delivering it to them, you may not copy, forward, disclose or otherwise use it or any part of it in any way, to include any action taken based on it. If you receive this transmission in error please advise us immediately and destroy all copies of the original message

Dear XXX

As a resident of Kahana, I am discouraged by the current updates for the new development is being considered by Kapalua Airport. While, this development has been planned for sometime, my concern is that the original project that was approved by Maui Land and Pine is no longer represented in the current proposal. Rather than supporting the workforce community of Maui with affordable single family homes, this plan will target low income renters and potentially weaken the community by making our transient population spread and make the home ownership divide even greater.

The original design of the Pulelehua community made sense for Maui. Quality, affordable housing that incentivizes sustainability for the island, respects the current residents and maintains the values of our neighborhood is healthy growth. Promoting transience, creating high density and showing a disregard for neighbors damages good will and puts the future of our island at risk.

As a community were not allowed to participate in the redesign of the project and these are some of our concerns with the new design:

- Loss of affordable ownership opportunities long term, hard working residents of Maui who want to invest in our community and become our neighbors

- Inclusion of commercialized retail zones that do not promote small business or cultivate the potential to have a new neighborhood region and small business opportunity on our island

- Lack of environmental reviews for the new design that acknowledge the density impact and address septic changes, fire hazards and habitat loss

The long term residents of West Maui deserve to be acknowledged. We have had a peaceful and happy home here and work very hard to maintain the beauty of the island and balance of our community. The recent updates after the last meeting on 12/4/19 has left us all in shock. We would like the opportunity to thoughtfully participate in the decisions that will impact our lives in the immediate short term future and the lives of our families for generations to come.

We humbly ask that the review process be extended.

Thank you for your consideration.

Mahalo, Ellen K Geary

## Hakoda, Riley K

---

**From:** Mike Jucker <mike@juckerhawaii.com>  
**Sent:** Wednesday, November 27, 2019 10:30 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

Aloha Riley,

Mike Jucker here from Napili. My wife and I have been involved with the "Pulelehua" Development since day one as she was an employee of MLP back in the day. It is great to see that someone likes to revitalize this project. However at the new developer seems to implement some significant changes, I would like to raise some questions as there is concern about many different items and I would hate to see another piece of open space on West Maui being wasted on a development where regular people can't be part of because only a very small section is "affordable".

- How can it be ensured this neighborhood is not becoming another "Multimillion Dollar Hill"?
- What will be done to ensure that only Maui residents will be able to purchase a home?
- How do you prevent mainland speculation?
- Will there be any Deed-Restrictions to prevent any kind of home speculation?
- How will it be ensure that with +/- 800 Units there is adequate traffic mitigation for a road that is definitely not designed to swallow such in increase of traffic?
- More people mean more kids: Its nice to see that there is a lot set aside for a school? How is it going to be ensured that this school is ever going to be built?
- It is also nice to see that there shall be a community park. Who is paying and painting this park? How can we be sure this park is really being built?

### Generally:

How do you see that an +/- 800 Unit Neighborhood is being attached to a traffic artery including intersection that is not able to handle this kind of volume. One prime example is Keawe Street in Lahaina. I am all for the expansion of living space on West Maui but only under these circumstances:

- Adequate infrastructure is being built along with the development not 10 years later
- Living space is affordable for working families on Maui.
- No 2nd homes
- No mainland speculation

Thank you very much for your time.

Mahalos,  
Mike Jucker  
Napili

## Hakoda, Riley K

---

**From:** Annelouise Riach <annelope7@yahoo.com>  
**Sent:** Wednesday, November 27, 2019 6:44 PM  
**To:** Hakoda, Riley K  
**Subject:** Docket- # A-04751

Dear Land Use Commission,

I am shocked to hear that the Pulelehua project has now been radically changed. I supported the idea that many of my friends needing affordable housing will be still searching. The changes made without any public comment is an outrage and have changed so drastically it will now become an area for rich mainlanders to own second homes. Changes of this magnitude should require a new EIS and support of the community.

Sincerely  
AnneLouise Riach

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION



## Hakoda, Riley K

---

**From:** Tim Hehemann <tim@hemanservices.com>  
**Sent:** Wednesday, November 27, 2019 11:44 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

To whom it may concern;  
My name is Timothy John Hehemann  
I live at 4260 Hine Way Lahaina Hawaii  
870-0545

This letter is being written in OPPOSITION to the Pulelehua Project as proposed. I am absolutely for affordable housing. I have lived on this property for 18 years. I attended the Maui Land and Pine community meetings as this project was being developed. I agree with the original plan to make affordable houses and home lots.

The current plan is an apartment complex with a couple of strip malls.

I have actually worked for the developer making a fire break.

The current redraw has increased the lots adjacent to me by 50%. At no time was i notified any way of these changes. As such, any input could not be given.

I find it difficult to believe that this was an honest oversight. It seems to me to be very intensional. Therefore dishonest.

I am well within 500 feet of this project.

Was public notice ever given ? If so, how ? None of my neighbors knew anything about the status of this project.

I went with my neighbor to see both Tamera Paultin and Kai Nishiki and ask these questions. They told us that it is up to us to be involved.

REALLY ?

Now we are.

Thank you for your time.

Timothy John Hehemann

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION



## Hakoda, Riley K

---

**From:** kathryn riach <katriach@yahoo.com>  
**Sent:** Wednesday, November 27, 2019 11:22 AM  
**To:** Hakoda, Riley K  
**Subject:** Docket # A-04751

Dear Land Use Commission,

I am disappointed to hear that the Pulelehua project has now been radically changed. I supported the idea that many of my friends needing affordable housing will be still searching. The changes made without any public comment is an outrage and have changed so drastically it will now become an area for rich mainlanders to own second homes. Changes of this magnitude should require a new EIS and support of the community.

Sincerely,  
Kathryn Riach

RECEIVED  
NOV 27 2019  
STATE OF HAWAII  
LAND USE COMMISSION