

## Hakoda, Riley K

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**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

STATE OF HAWAII  
LAND USE COMMISSION

## Hakoda, Riley K

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**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)

**Hakoda, Riley K**

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**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

2019 NOV 27 A 7:53

## Hakoda, Riley K

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**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

2019 NOV 27 A 7:53  
STATE OF HAWAII



ORIGINAL

Parcel Results

5 Results

Parcel ID	Owner	Property Address	Legal Description	Map
430050680000	MOFFETT,WILLIAM B II TRUST	4560 LOWER HONOAPIILANI RD	LOT 1 KAHANA KAI SUBDIVISION POR LOT C-2 LCAW 3925N:5 POR RPGR 1166 RP 4587 LCAW 3925G:2 26,417 SF DES SUBJ/ESMT	Map
430050720000	KAHANA KAI ASSOCIATES LLC MOFFETT,WILLIAM B II TRUST ZIELINSKI,LYNNA ZIELINSKI,KEITH M ROADWAY	PEELUA PL	LOT 5 (PRIVATE RDWY) KAHANA-KAI SUBD POR GR 1166 6,099 SF DES	Map
430080200000	MOFFETT,WILLIAM B II TRUST	3926 MAHINAHINA ST	LOT 12 MAHINAHINA VENTURES FP 1749 7,501 SF SUBJ/ESMT 17	Map
430170010000	MOFFETT,WILLIAM B II TRUST MOFFETT,WILLIAM B II TRUST	115 ALOALO PL	LOT 1 HALE NOHO SUBD FP 1830 6,414 SF	Map
450260590000	MOFFETT,WILLIAM B II TRUST	543 PIKANELE ST	LOT 53 KELAWEA SUBDIVISION FP 621 6,743 SF	Map

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Version 2.3.23

RECEIVED  
 DEC 04 2019  
 STATE OF HAWAII  
 LAND USE COMMISSION

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.

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We humbly ask that the review process be extended.

Thank you for your consideration.

Mahalo, Ellen K Geary



Parcel Results

3 Results

Parcel ID	Owner	Property Address	Legal Description	Map
440010410021	GEARY, ELLEN KARA JEAN	3666 LOWER HONOAPIILANI RD UNIT C1	APT C-1 HONOKOWAI APTS CONDO MAP 116 TOG/PRKG SPACE C-3 UND 3-1/3% INT IN ALL COMMON ELEMENTS INCL THE LAND	Map
440010410023	GEARY, ELLEN K	3666 LOWER HONOAPIILANI RD UNIT C3	APT C-3 BLDG C HONOKOWAI APARTMENTS CM 116 TOG/PS UND 3-1/3% INT IN COMM ELEM & LAND	Map
460100020005	GEARY, ELLEN KARA JEAN	760 WAINEE ST UNIT A106	APT A-106 THE SPINNAKER CM 759 TOG/PS UND 1.5870% INT IN COMM ELEM INCL LAND	Map

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Version 2.3.23



**Parcel Information**

Parcel Number 460100020005  
 Location Address 760 WAINEE ST UNIT A106  
 LAHAINA HI 96761  
 Neighborhood Code C476  
 Legal Information APT A-106 THE SPINNAKER CM 759 TOG/PS  
 Land Area  
 Parcel Note

[View Map](#)

**Owner Information**

Owner Names GEARY,ELLEN KARA JEAN Fee Owner  
 Mailing Address GEARY,ELLEN KARA JEAN  
 PO BOX 2035  
 ANACORTES WA 98221

**Assessment Information**

[Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2019	SHORT TERM RENTAL	\$52,500	\$0	\$52,500	\$221,600	\$274,100	\$0	\$274,100

**Current Tax Bill Information**

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2019-2	Real Property Tax	02/20/2020	\$1,473.29	\$0.00	\$1,473.29	\$0.00	\$0.00	\$0.00	\$1,473.29
	Tax Bill with Interest computed through 12/31/2019		\$1,473.29	\$0.00	\$1,473.29	\$0.00	\$0.00	\$0.00	\$1,473.29

**Historical Tax Information**

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2019	\$2,946.58	(\$1,473.29)	\$0.00	\$0.00	\$0.00	\$1,473.29
2018	\$2,598.40	(\$2,598.40)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$1,552.82	(\$1,552.82)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$1,344.00	(\$1,344.00)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,153.80	(\$1,153.80)	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$1,226.36	(\$1,226.36)	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$1,328.00	(\$1,328.00)	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,088.72	(\$1,088.72)	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$997.15	(\$997.15)	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$1,091.00	(\$1,091.00)	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$1,429.61	(\$1,429.61)	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$1,671.22	(\$1,671.22)	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$1,440.99	(\$1,440.99)	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$1,188.50	(\$1,188.50)	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$719.02	(\$719.02)	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$553.18	(\$553.18)	(\$30.43)	(\$0.08)	\$0.00	\$0.00
2003	\$425.43	(\$425.43)	\$0.00	\$0.00	\$0.00	\$0.00
2002	\$325.38	(\$325.38)	(\$16.27)	(\$0.33)	\$0.00	\$0.00
2001	\$325.38	(\$325.38)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year.](#)

**Improvement Information**

Building Number	1	Heating/Cooling	NONE
Style	No cost common walls	Exterior Wall	8" H.T
Year Built	1979	Bedrooms/Full Bath/Half Bath	1/1/0
Eff Year Built		Roof Material	
Percent Complete	100%	Fireplace	No
Living Area	594	Grade	2
Construction Type	Condominium	Building Value	N/A
Condo Name	THE SPINNAKER	Unit Number	A106
		Floor Number	1
		Condo Type	INTERIOR
		Condo View	NO VIEW





**Parcel Information**

Parcel Number 430030150032  
 Location Address 4909 LOWER HONOAPIILANI RD UNIT C3  
 LAHAINA HI 96761  
 Neighborhood Code C411  
 Legal Information APT C-3 BLDG C KAHANA SUNSET CM 194 TOG/PS  
 Land Area  
 Parcel Note

[View Map](#)

**Owner Information**

Owner Names RIACH,KATHRYN AMY Fee Owner  
 RIACH,ANNE LOUISE Fee Owner  
 Show All Owners and Addresses

Mailing Address RIACH,KATHRYN AMY  
 919 109TH AVE NE APT 707  
 BELLEVUE WA 98004

**Assessment Information**

Show Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2019	SHORT TERM RENTAL	\$212,300	\$0	\$212,300	\$559,700	\$772,000	\$0	\$772,000

**Current Tax Bill Information**

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2019-2	Real Property Tax	02/20/2020	\$4,149.50	\$0.00	\$4,149.50	\$0.00	\$0.00	\$0.00	\$4,149.50
	Tax Bill with Interest computed through 12/31/2019		\$4,149.50	\$0.00	\$4,149.50	\$0.00	\$0.00	\$0.00	\$4,149.50

**Historical Tax Information**

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2019	\$8,299.01	(\$4,149.51)	\$0.00	\$0.00	\$0.00	\$4,149.50
2018	\$5,456.64	(\$5,456.64)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$5,501.13	(\$5,501.13)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$5,394.97	(\$5,394.97)	(\$536.06)	(\$352.67)	\$0.00	\$0.00
2015	\$6,253.42	(\$6,253.42)	(\$312.67)	(\$34.39)	\$0.00	\$0.00
2014	\$5,364.88	(\$5,364.88)	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$4,931.24	(\$4,931.24)	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$4,769.90	(\$4,769.90)	(\$238.50)	(\$26.23)	\$0.00	\$0.00
2011	\$6,645.60	(\$6,645.60)	(\$664.56)	(\$73.10)	\$0.00	\$0.00
2010	\$5,919.56	(\$5,919.56)	(\$295.98)	(\$65.12)	\$0.00	\$0.00
2009	\$6,783.04	(\$6,783.04)	(\$339.15)	(\$74.61)	\$0.00	\$0.00
2008	\$5,509.58	(\$5,509.58)	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$7,588.28	(\$7,588.28)	(\$379.41)	(\$250.41)	\$0.00	\$0.00
2006	\$6,247.58	(\$6,247.58)	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$3,315.85	(\$3,315.85)	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$3,158.15	(\$3,158.15)	\$0.00	\$0.00	\$0.00	\$0.00
2003	\$2,429.41	(\$2,429.41)	\$0.00	\$0.00	\$0.00	\$0.00
2002	\$2,314.04	(\$2,314.04)	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$1,850.90	(\$1,850.90)	\$0.00	\$0.00	\$0.00	\$0.00

Click a year to see tax payment information for the year.

**Improvement Information**

Building Number	1	Heating/Cooling	NONE
Style	No cost common walls	Exterior Wall	PLYWOOD
Year Built	1973	Bedrooms/Full Bath/Half Bath	2/2/0
Eff Year Built		Roof Material	Built up
Percent Complete	100%	Fireplace	No
Living Area	952	Grade	3
Construction Type	Condominium	Building Value	N/A
Condo Name	KAHANA SUNSET	Unit Number	C3
		Floor Number	1
		Condo Type	INTERIOR
		Condo View	PARTIAL OCEAN VIEW

### Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
11/20/2015	\$625,000	A58120129	Fee conveyance	Valid Sale	Apartment deed	11/30/2015		
8/27/2008	\$671,920	08-143665	Fee conveyance		Quitclaim deed	9/12/2008		
9/14/1991	\$27,500	9100144902	Fee conveyance	Related individuals		10/22/1991		
3/29/1991	\$0	9100044486	Fee conveyance			4/8/1991		
1/1/1991	\$254,400		Fee conveyance	Valid				
7/19/1988	\$0	8800113860	Lease			8/10/1988		

### Recent Sales In Area

From:

12/04/2016

To:

12/04/2019

Sales by Neighborhood

Sales by Distance

1500

Feet

### Generate Owner List by Radius

Distance:

100

Feet

### Additional owner options:

All Owners

### Additional mailing label options:

Show parcel id on label

Show address of:  Owner  Property

Download format:

Address labels (5160)

Skip labels:

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

No data available for the following modules: Agricultural Assessment Information, Appeal Information, Home Exemption Information, Commercial Improvement Information, Accessory Information, Permit Information, Sketches.

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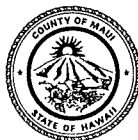
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Council Chair  
Kelly T. King

Vice-Chair  
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Riki Hokama  
Alice L. Lee  
Michael J. Molina  
Tamara Paltin  
Shane M. Sinenci  
Yuki Lei K. Sugimura



Director of Council Services  
Traci N. T. Fujita, Esq.

ORIGINAL

## COUNTY COUNCIL

COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

December 3, 2019

Jonathan Scheuer, Chair  
State Land Use Commission  
P.O. Box 2359  
Honolulu, HI 968040-2359

Dear Mr. Scheuer:

**SUBJECT: The Need for Affordable Housing in West Maui**

Thank you for taking up discussion of the Pulelehua Project in West Maui. While I do not intend to provide comment about the project itself, as Chair of the County Council's Affordable Housing Committee I do want to call attention to the dire need for affordable housing in Maui County, and in particular, West Maui.

According to current data, the median price for a single-family home in Lahaina was \$850,000 in 2018 (Realtors Association of Maui) – and the percentage of households in Maui County spending 30% or more on housing is 50.8% (HUD). A recent survey conducted by the Maui Economic Development Board found that out of 361 respondents, more than 82% commuted to work daily by car, and nearly half live in a multiple-generation home and live on a paycheck-to-paycheck basis.

The impacts of these facts are hard-hitting, that in reality, many of our working families are technically "working poor." Our child care providers, teaching assistants, janitors, mechanics, waitstaff and other workers in all sectors of our economy are struggling to survive on their wages due in large part to the high costs of housing.

There is a critical shortage of affordable, workforce housing in West Maui, and I believe the members of the Land Use Commission will do their due diligence in evaluating the merits of the project being presented. Thank you for your attention to this matter. I remain at your service should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tasha Kama".

TASHA KAMA

Presiding Officer Pro Tempore

RECEIVED  
DEC 04 2019  
STATE OF HAWAII  
LAND USE COMMISSION

To: Land Use Commission  
State of Hawaii

RECEIVED  
DEC 04 2019

Re: Pulelehua Decision and Order Amendment

We have had an opportunity to review the proposal for Pulelehua and to discuss those plans with Maui Oceanview LP's owner. We appreciate his willingness to hear and understand our concerns and to address much of our thoughts on community needs.

We support Pulelehua. It will help meet a crucial component of the workforce housing needs in West Maui by providing more affordable rentals— a need that has grown in the decade since Maui Land & Pineapple obtained approvals from the Commission for a boundary amendment into the urban land use district and from the County for the project district zoning.

We can see that the layout of Maui Oceanview LP's rental community uses less of the property, leaving more open space throughout the three hundred acres of the Project District.

We are pleased that Maui Oceanview LP will have a wastewater plant that does not use injection wells and that it is committed to using the treated water for the community's non-potable irrigation needs.

Pulelehua's location is compatible with appropriately planned growth and provides housing closer to where many of the jobs are. It's consistent with the Project District Zoning approved by the County of Maui and is within the urban growth boundaries for West Maui.

We are excited that Pulelehua be adding more rental units in West Maui.

Thank you for your consideration,

Chad Aldo

Chad Aldo

Maurie

To: Land Use Commission  
State of Hawaii

RECEIVED  
DEC 04 2019

Re: Pulelehua Decision and Order Amendment

STATE OF HAWAII  
LAND USE COMMISSION

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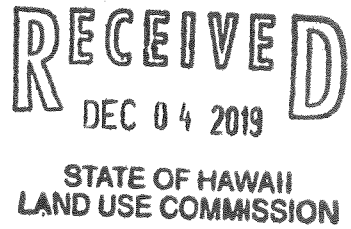
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We are excited that Pulelehua be adding more rental units in West Maui.

Thank you for your consideration,

Stephanie Brunelle 



To: Land Use Commission  
State of Hawaii

**Re: Pulelehua Decision and Order Amendment**

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Thank you for your consideration,

ALEX BAILEY 

RECEIVED  
DEC 04 2019  
STATE OF HAWAII  
LAND USE COMMISSION

To: Land Use Commission  
State of Hawaii

Re: Pulelehua Decision and Order Amendment

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Thank you for your consideration,

Jacqueline Rose Comero ~~12/3/19~~ 12/3/19 *Joelin Comero*