

## **PRESIDENT'S REPORT**

### **September 16, 2019**

Aloha, good afternoon, and welcome. I hope your Labor Day weekend was a pleasant one, and that your East Coast friends and relatives were not harmed by Hurricane Dorian. My sisters-in-law in central Florida, and my sister in Greensboro, North Carolina, experienced only minor discomfort. Miraculously, my North Carolina sister's vacation condo near Beaufort on the outer banks wasn't damaged.

This report will focus on those matters that have occupied a good deal of my attention since our July 10 meeting, and which could have significant effects for our budget considerations.

### **Living Stones Church Application for Special Permit**

As I reported in July, the Leeward Planning Commission, after hearing from the applicant's planning consultant, the Planning Department, and 16 members of the public, voted unanimously to approve the application. I should note that a number of Pualani Estates residents voiced support for the application, noting that a church was preferable to a commercial or residential development. Fortunately, the approved plan requires that the applicant provide a second access/egress route from Hualalai Road as we had urged in order to assure access in case of emergency, and to require that construction vehicles access the property via the route from Hualalai Rd. In addition, the requirements include noise and construction time restrictions. With respect to the traffic concerns, it was noted that the bulk of church attendance and resulting traffic will occur on Sunday mornings, and would not therefor add to weekday congestion. Nothing has transpired since then.

### **Community Associations of Hualalai (CAH) v, County of Hawaii, et al**

I've also heard nothing from counsel since the May 3, 2018, oral argument before the Hawaii Supreme Court. We're still awaiting the Court's decision, and hoping that it will order the County to hold a public hearing on Bolton's application to renew his special permit. In the meantime, I've heard of jackhammer noise complaints and members of the Hualalai Coalition intend to ask the Planning Department to investigate to assure that Bolton is complying with the operational condition that he not import rock for crushing.

### **Kona Village Development Project**

As I've reported, this project met much community resistance, and the Planning Director's refusal to consider the developer's application for a new plan and another five year time extension for a 450-unit condo development on 70 acres between the property owned by Gomes immediately south of Pualani Estates, and north of Kona Vistas without significantly more detailed information and a current traffic study has delayed the developer's plans. To our knowledge, the developer has not yet filed a revised application.

In the meantime, we joined with the Kona Vistas Homeowner's Association to support the County's acquisition of the land in question to preserve it as open space, thereby preventing future development.

In April, our Board submitted testimony to the PONC reporting our association's overwhelming vote in support of a motion urging the County of Hawai'i to acquire, after careful assessment of the market value, the 70 acres in question in order to improve upon public access, open space, and natural resources preservation, and further, to assure our association's willingness to be part of the long-term support of

preservation of open space of the property. Testimony in support was also submitted by our Heiau Committee in May.

The PONC met in Kona on July 8, and we again submitted testimony in support of the public acquisition. On Wednesday, September 4, we learned that the matter was on PONC's agenda for its Monday, September 9 meeting in Hilo. I submitted testimony supporting the acquisition on Thursday, September 5, which was PONC's deadline for written comments. Renee Inaba, who has spearheaded our efforts on this issue, also submitted written testimony. We've not yet heard of any decision by the Commission.

## **Other Issues**

Finally, I've learned that several homes on North Mea Lanakila have been raided by red ants, and that the owners are here to ask if the association can assist in their removal.

Shalom

Joel Gimpel

President