

## **Position Statement on Kula Lodge Expansion**

(Adopted by Kula Community Association Board of Directors 5/4/00)

The Kula Community Association (KCA) Board of Directors supports the project district process and supports the proposed Kula Lodge project improvements to the extent that they are congruent with the Association's vision and purpose stated above. Our Board does have concerns with the proposed project in the areas that it is deficient in "*maintaining a rural atmosphere*". We believe the following potential impacts of this project must be addressed at the Phase II stage of approval.

### Noise Abatement

1. Outdoor dining and parties should conclude no later than one hour after sunset.
2. Outdoor amplified music should not be permitted.
3. Outdoor commercial activity, outdoor assemblies, or other retail business, should not be permitted before 7 a.m.
4. Sewage and water pumps, trash compactors, and laundromat areas should be designed to be noise sensitive.
5. Construction work should only be from 7 a.m. to 7 p.m.

### Commercial Activity

1. The KCA Board of Directors supports the "produce co-op/farmers market" concept presented and accepted by both the County Council and the Planning Commission during Phase I (March and April 1996). This would limit sellable items to local fruits, vegetables, and flowers. We do not support the proposed "convenience store/farm tool and supply" concept. We endorse the originally approved, specific use of the property.
2. Bike rental and tour business should not originate or be staged from the Kula Lodge prior to 8 a.m. (8 a.m. for school bus safety).
3. Delivery functions and loading/unloading areas should be completely on-site and off of the highway right-of-way.

### Height Restrictions

The building height restrictions of 35 feet should be strictly enforced.

### Water

The project should follow the Makawao-Pukalani-Kula Community Plan with respect to water allocation, giving first priority to the Hawaiian Homelands and the farmers.