

From: [Tiffany Koch](#)
To: [Planning WPC Testimony](#)
Subject: Opposition to Special Permit PL-SPP-2024-000075 (Teppy Mountain LLC)
Date: Wednesday, May 13, 2026 7:59:02 AM

Aloha,

I am writing in strong opposition to the special permit application by Teppy Mountain LLC (PL-SPP-2024-000075) to host an annual multi-day festival on agricultural land in Papaikou. Agricultural land in Hawai‘i is a limited and valuable resource, and approving this permit would set a concerning precedent for non-agricultural use across Hawai‘i Island.

The applicant has already held this event multiple times without a permit, accruing over \$34,000 in fines, which are currently under appeal while this permit is being pursued. This pattern raises serious concerns about compliance with county regulations and future permit conditions.

I also urge the commission to closely examine the application’s designation of only 14.7 acres for festival use on a 1,400-acre property. This appears structured to remain just below the 15-acre threshold for heightened review and may not accurately reflect the full scope and impact of the proposed use.

Our rural communities, farming families, and agricultural lands deserve thoughtful protection. I respectfully urge the commission to deny this application.

Mahalo for your consideration.

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Tiffany Koch
Keauhou Bay Area