

From: [Coryn Miyashiro](#)
To: [Planning WPC Testimony](#)
Subject: Opposition to Special Permit Application by Teppy Mountain LLC for Annual Multi-Day Festival on Agricultural Land
Date: Wednesday, May 13, 2026 9:36:46 AM

Dear Commissioners,

I respectfully submit this letter in opposition to the special permit application submitted by Teppy Mountain LLC seeking authorization to host an annual multi-day festival on agricultural land in Papaikou.

While I support responsible agriculture, cultural activities, and appropriate community events, I believe this proposed use is incompatible with the intended purpose of agricultural zoning and would create substantial adverse impacts on the surrounding rural community, infrastructure, environment, and agricultural resources.

My concerns include:

1. Prior Unauthorized Operations and Outstanding Enforcement Actions

The applicant has already conducted this festival multiple times without the required permits or land-use approvals and has accumulated more than \$34,000 in fines and enforcement penalties related to those activities. I also understand that the applicant is currently appealing those enforcement actions while simultaneously seeking approval for the same, or substantially similar, use.

This history raises serious concerns regarding compliance, good-faith participation in the permitting process, and the applicant's willingness to adhere to permit conditions, land-use regulations, and enforcement requirements. Granting a special permit after repeated unauthorized operations risks signaling that applicants may proceed first and seek approvals later.

Additionally, the applicant does not appear to have longstanding ties to the local community directly affected by this proposal, raising concerns regarding long-term accountability and sensitivity to the impacts on surrounding residents and agricultural operations.

Residents of rural Hawaii communities are the ones who will continue living with the consequences of increased traffic, noise, environmental impacts, and strain on local infrastructure long after the event concludes. The Commission should carefully consider whether this proposal genuinely serves the interests of the local community and aligns with the tenets of preserving agricultural and rural lands for future generations.

2. Apparent Attempt to Avoid Higher-Level Review Thresholds

The application reportedly seeks approval for festival use on approximately 14.7 acres. Given the proximity of this figure to the 15-acre threshold associated with heightened review requirements, this appears to raise legitimate questions as to whether the project has been intentionally sized to avoid a more comprehensive level of regulatory scrutiny. The Commission should carefully evaluate the full operational footprint of the proposed event, including parking, camping, staging, access roads, sanitation, vendor operations, and associated activities, rather than relying solely on the acreage formally identified in the application.

3. Incompatible Use of Agricultural Land

Agricultural zoning exists to preserve agricultural productivity, open space, and rural character. A recurring large-scale commercial festival is fundamentally inconsistent

with the long-term purpose of agricultural land designation. Granting this permit risks establishing precedent for the gradual conversion of agricultural lands into entertainment venues and commercial event spaces unrelated to bona fide agriculture. The continued conversion of agricultural lands into commercial entertainment uses undermines both the spirit and purpose of Hawaii's agricultural land preservation policies.

4. Traffic and Public Safety Concerns

A multi-day festival would significantly increase vehicle traffic on rural roads that were not designed to accommodate large event volumes. Increased congestion, limited ingress and egress, nighttime driving, impaired driving risks, pedestrian safety concerns, and delayed emergency response times are all serious issues that must be carefully considered.

5. Noise Disruption to Rural Residents

Extended amplified music, nighttime activity, lighting, generators, and large crowds are incompatible with the quiet rural environment relied upon by nearby residents, farmers, and livestock operations. A recurring annual event would impose substantial disruption on neighboring properties and diminish the peaceful character of the area.

6. Environmental and Agricultural Impacts

Large gatherings on agricultural land can result in soil compaction, erosion, dust, waste management issues, water contamination risks, and damage to agricultural productivity. The application should be closely scrutinized for impacts to drainage, wastewater handling, runoff, and nearby natural resources.

7. Insufficient Infrastructure

Rural areas generally lack the infrastructure necessary to safely support large-scale festival operations, including parking capacity, sanitation facilities, emergency medical access, law enforcement presence, and fire protection. Temporary event infrastructure does not eliminate the long-term burden placed on surrounding public systems and neighboring communities.

8. Cumulative and Precedential Effects

Approval of this permit could encourage additional non-agricultural commercial event uses on agricultural land throughout the region, undermining the integrity of county land use planning policies and protections intended to preserve rural and agricultural areas of Hawaii.

For these reasons, I respectfully request that the special permit application be denied. At very minimum, the Commission should require a comprehensive review of traffic, environmental, agricultural, noise, wastewater, fire safety, and community impacts before considering any approval.

Mahalo for your consideration and for protecting the rural and agricultural character of our community.

Sincerely,
Coryn Miyashiro
Life-long Hilo resident