

**Kaua'i General Plan Update  
Community Advisory Committee  
Meeting Summary**

April 30, 2015

Planning Commission Room, Moikeha Building  
4444 Rice Street, Līhu'e, HI 96766

**MEETING PURPOSE:**

To convene the second meeting of the Community Advisory Committee for the Kaua'i General Plan (GP) Update project.

**CAC MEMBERS PRESENT:**

Kurt Bosshard	Cammie Matsumoto
Helen Cox	Gary Pacheco
Luke Evslin	Barbara Robeson
Randall Francisco	Tom Shigemoto
Laurie Ho	Stacy Sproat-Beck
Brenda Jose	Susan Tai Kaneko
Sue Kanoho	

**PROJECT TEAM REPRESENTATIVES:**

County of Kaua'i: Marie Williams, Leanora Kaiaokamailie, Ruby Pap, Jodi Higuchi Sayerson, Ian Jung  
SSFM: Cheryl Soon, Melissa White, Katia Balassiano

**PUBLIC ATTENDEES:**

Rayne Regush, Wailuā-Kapa'a Neighborhood Association and Sierra Club  
Diane Zachary, KPAA

**HANDOUTS:**

The CAC members were given the following materials for inclusion in their binders:

- A copy of the agenda
- The March 30, 2015 meeting summary
- A copy of the presentation

Each member was also given a copy of the "Growth Management Issues for the General Plan Update, April 30, 2015" presented by Ian Jung, Office of the County Attorney.

**MEETING SUMMARY:**

**Introductions and Overview of the GP Process**

Cheryl Soon of SSFM International welcomed the group and led the meeting. Given that this was the group's second meeting and because there were a few new attendees, the members introduced themselves. Other attendees, including those representing the public, were also introduced. Cheryl

presented an overview of the GP process, described progress to date, and outlined the role of the CAC and associated expectations.

### **Key Projects and Baseline Assumptions from the Technical Studies**

Marie Williams of the County Planning Department discussed the baseline assumptions regarding growth and from where those assumptions were derived. Marie suggested that the 2000 GP had taken longer than expected because the controversial DBEDT population projections had not been fully vetted prior to the planning process. Having learned from that experience, the County prepared several technical reports in advance of this planning effort, including:

- PBR Hawaii. *Land Use Buildout Analysis*. 2014.
- University of Hawai'i DURP and UHERO. December 2014. *County of Kaua'i Important Agriculture Land Study*. December 2014.
- University of Hawai'i Sea Grant College Program. June 2014. *Kaua'i Climate Change and Coastal Hazard Assessment*.
- SMS Research & Marketing Services, Inc. February 2014. *Kaua'i General Plan Update: Socioeconomic Analysis and Forecasts*.
- R. M. Towill Corporation. *Draft General Plan Update: Kaua'i Infrastructure Analysis*. June 2014.
- *Kaua'i Community Health Needs Assessment*. July 2013.
- *Kaua'i Community Health Improvement Plan*. June 2014.

These reports are in the process of being finalized and approved by the County. The technical reports and the key projections they contain will serve as the basis for the current GP Update.

The Island's population is projected to increase by 20,000 people over the next 20 years to total approximately 88,000 people by 2035. Sixty percent of that growth will be generated by natural population increase, or births exceeding deaths. Only 40% of that growth will be generated by net in-migration, which includes primarily domestic (US and Hawai'i) migration. The growth rate (1.1%) is slower than Maui, but higher than O'ahu, and is tied, in part, to projected jobs.

### **Community Meetings**

Six community meetings will be held in each of the planning districts between May 14 and 23. CAC members are strongly encouraged to attend at least one meeting. Cheryl suggested the meetings could include a short presentation, provocative questions using clicker-voting, facilitated break-out sessions, and opportunities for participants to share "What Makes Kaua'i Unique?". Members of the CAC suggested this approach made sense, and suggested:

- "Thought provoking" questions should be asked instead of "provocative questions".
- Presentations should be kept short.
- Participants should be gently reminded that they are dropping into an ongoing process and that there will be additional opportunities to participate throughout this project.
- Keep the discussion focused, don't let individual groups dominate or set their own agenda.

- Set expectations for what the GP is, what can be accomplished, and keep bringing people back to that.
- Keep jargon and references to technical reports and data to a minimum.
- Consider changing the Kīlauea meeting date to a weekday evening; May 23 is part of Memorial Day weekend. It may be good to hold meetings concurrently with Neighborhood Board meetings. But, press releases have already gone out. While it may be difficult to change this date, another meeting may be held in Kīlauea if turn-out is low.

### **Small Group Meetings & Pop-up Week**

County Planning Department staff have been meeting with various organizations and groups to share information about the GP Update and collect initial feedback. Although staff worked off of a common set of questions, conversations were somewhat free-form. Ruby summarized what she heard and the recurring themes, which included:

- Limited infrastructure: impacting traffic, transportation, affordable housing, parks, schools, water, carrying capacity
- Environmental issues: wildlife corridors and habitats, invasive species, protect dark skies, install utilities underground, protect sea and forest birds, protect open space, minimize development along the coast, consider using Transfer of Development Rights, monitor water quality
- Cultural issues: maintain the coasts as cultural gathering places for fishing, hula, lei making, song, etc.
- Hazard resilience: climate change and sea-level rise, need new section in the GP
- Governance: how can we ensure this plan will be implemented better, improve accountability, how to use this GP to empower the community, how to memorialize decisions (perhaps with a county legal historian?)
- Development: should be community-oriented and accessible to residents, tourism should reflect the existing community character
- Economy: diversification, focus on the wellness economy, managed growth

CAC members suggested that it was important for small groups to understand the difference between the GP and implementing tools. The GP is not a panacea. The GP can guide change, but may not happen quickly. CAC members suggested that the GP should address the need for a balance between encouraging creativity and entrepreneurship and quick, stringent over-regulation. Sue Kanoho suggested an example of this involved the health and wellness cottage industry. Cottage industries are first welcomed, and then penalized for not conforming with the regulations.

### **Growth Management Issues**

Ian Jung of the Office of the County Attorney provided an overview of growth management concepts and options. He suggested that there are several different approaches and described a few options that are implemented in other municipalities. He suggested that because growth management

programs are occasionally challenged in court, the CAC should not accidentally take away vested development rights, violate due process, or make decisions that are not data-driven. Ian gave an example of the 2008 General Plan Charter Amendment and cap of transient accommodation units. Although the Charter Amendment was adopted by voters in 2008, it presented a series of legal issues and was struck down in court. Ian summarized lessons learned as follows:

- The General Plan can look at slow-growth policies, but the data has to be sufficient to warrant restrictions on future growth.
- Slow-growth policies must be premised on actual data and needs to stall development based on infrastructure capabilities.
- Smart Growth principles attempt to achieve a balance between limiting sprawl and pacing development.

CAC members asked questions about grandfathered development and regulations with sunset clauses. Several expressed concern that the conditions associated with development approval are more extensive now than they were 30 years ago, and that several approved – but not yet constructed – projects should be held to current standards. Ian suggested that unless such developments contained an expiration provision, that the projects would be held to original standards. There are no expirations on zoning permits unless stated as a condition of approval. There are expirations on building permits, shoreline permits, and others. Other CAC members suggested the permitting process (zoning and building, in particular) was unclear. KPAA has a map of entitled development that the CAC could examine.

### **Public Comments**

- Ian's presentation would have benefited from including the perspective of the group who advocated for the Charter Amendment.
- The GP Update should recognize that the Island's population is aging as a whole, and how to handle the needs of this growing population.
- The projected tourist population may be a little low. Who did Jim Daniels speak with when he developed those numbers?
- The CAC should encourage people to honor the past work associated with the 2000 GP, and inform people how they can participate this time to make the Update even stronger / better.
- The CAC should consider how to inform people of innovations in planning and growth management.
- Will the CAC be building on the existing plan or begin with a clean slate? Will the land use plan include those entitled, but not constructed, projects?

### **Other CAC Comments and Follow-up Tasks**

- The CAC is comprised of people mainly 40+ years old; more representations from younger folks is needed. However, there was concern raised that some younger folks may need quite a bit of

orientation before they can fully participate in CAC discussions. Randy Francisco suggested that the Chamber's Young Professionals group be contacted.

- The Update should distinguish between state and local resources, infrastructure, etc.
- CAC members requested a list of groups the County Planning Department was meeting with. The CAC will provide additional group names / contacts, as necessary, to Marie. The standard set of questions asked during group meetings will be shared with the CAC.
- The CAC would like to see Diane Zachary's map that shows entitled, but not constructed, development.
- The technical reports will be posted on the project website.
- Add CAC members' names to the website.
- Add the 2000 GP to the website.
- Resend the notes from the last meeting (they didn't print correctly).
- People from the State should be included in the GP process.

#### **NEXT MEETINGS**

The next three meetings will be on June 29, July 27 and August 31.

Prepared by:

Katia Balassiano, SSFM International, Inc.