

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

January 19, 2016

4444 Rice Street, Lihu'e

Moikeha Building 2A/2B, Planning Commission Room

**MEETING PURPOSE:**

To convene the 8<sup>th</sup> meeting of the Community Advisory Committee for the Kaua'i General Plan (GP) Update project. The meeting served as a mid-project update and assessment of the CAC process. It also included a presentation on GP Policy Development, Land Use and Place Typing in the GP.

**CAC MEMBERS PRESENT:**

Bill Arakaki	Brenda Jose
Kurt Bosshard	Sue Kanohe
Bev Brody	Cammie Matsumoto
Helen Cox	Gary Pacheco
Luke Evslin	Barbara Robeson
Randy Francisco	Tom Shigemoto
Laurie Ho	Stacy Sproat-Beck

**PROJECT TEAM REPRESENTATIVES:**

County of Kaua'i: Mike Dahilig, Marie Williams, Ruby Pap, Marisa Valenciano, Lee Steinmetz

SSFM International: Cheryl Soon, Katia Balassiano, Melissa White

Marine & Coastal Solutions International: David Tarnas (facilitator)

**PUBLIC ATTENDEES:**

Amber Alimboyoguen, Matt Bernabe, Diana Butler, Brigid Canastro, Marj Dente, Lee Evslin, Micki Evslin, Jhun Geike, Tom and Elsie Goodbey, Marcia Harter, Rhan Hongo, Howard Johnson, Nancy Kanna, Billy Kinney, Tamra Martin, Michael Morgan, Glenn Muckey, Alice Parker, Bill Peterson, Sea Peterson, Rayne Regush, Oliver Shagnasty, Gabriela Taylor, Ken Taylor, Anne Walton, Dau Yasui, JoAnn Yukimura

**HANDOUTS:**

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

- Meeting agenda
- Meeting presentation
- Updated CAC Schedule
- Draft Place Typing and Land Use Maps (Opticos Design)
- Draft Memo on Community Visioning and Place Typing Workshops (Opticos Design)

**MEETING SUMMARY:**

County of Kaua'i Planning Director Mike Dahilig welcomed the group. The agenda included six parts:

- 1) Welcome & Objectives of Today's Meeting (Cheryl Soon, SSFM International)
- 2) Presentation 1: Mid-project Re-cap and Discussion of the CAC Process (Marie Williams, COK Planning Dept.)
- 3) Presentation 2: GP Policy Development Process, followed by Discussion (Cheryl Soon, SSFM International)
- 4) Presentation 3: Re-cap of Community Place Typing Workshops (Melissa White, SSFM International)
  - a. CAC Discussion: How workshop results will inform GP Policies (Facilitated by David Tarnas)
- 5) Public Comment Period
- 6) Next Activities:
  - a. CAC Meeting #9: February 16, 2:30-5:00 pm  
Topics: Policy discussion on items from previous meetings; Infrastructure  
Venue: Moikeha Building Room 2A & 2B, Planning Commission Room

**RECORDED COMMENTS:**

The following CAC comments were recorded on easel pads and in notes during the meeting. There were three periods of discussion, corresponding with each presentation, as noted below.

**Presentation 1: Comments on Mid-project Re-cap and the CAC Process**

- How many people have we reached through the GP Update process? In the past, there has been little interest from the greater community.
  - A: Thousands have been reached by the outreach process, through the website, social media, e-mail list, as well as the community pop-up events, small group meetings, and community meetings.
- It was interesting to see the diversity on the public comment matrix.
- With regards to the Hanapēpē community, I am feeling positive that the direction reflects community feelings.
- It is important to get meeting materials in advance; there is value in preparedness; re: the public comment period.
- Include a call to Action for CAC members at end of meeting with CAC preparations/homework.
- The meetings should come full circle; meeting objectives should be reviewed at the beginning and end of the meeting to check that they were met.

With regard to the timing of the public comment period during the meeting:

- Doesn't matter if it happens before the presentation, because the presentation won't change what folks want to present during the public comment period.

- There is value in having the public comment period at the end because the presentation can help inform listeners.

### **Presentation 2: Comments on the Policy Development Process and CAC Contribution**

- When will tourism be addressed? Before AG/Transportation? Would be valuable for people to understand it as the main economic driver of the island. Concerned that it is happening late in the process.
- The high level of the policies makes me feel lost. These general statements become meaningless and are not followed as time goes on. The Planning Department has to come up with the means for getting serious about implementation; the government is not following these GP policies that are already in place.
- The proposed process for the CAC to review draft policies works. Let's try it out.
- Will we get policy matrices to review in advance? A: Yes
- Could there be a 4<sup>th</sup>, blank, column in the matrix to anticipate where we will want to take action/titled "Actionable items"? In order to take notes on concerns, issues, action items raised by CAC. A: Yes.
- Concerned about why CAC hasn't addressed the visitor industry yet. Need to have a strong discussion on that because it's linked to many other topics. Infrastructure first is OK but let's do tourism after that (Group voted and agreed).
- What is the rationale for the order of topics? A: Some are necessary to provide background to others. Also, in some cases (like infrastructure) additional analysis was required that affected the timing. Finally, CAC interest is a driver for the order of topics.
- Make sure that whatever the topic, all of the information is prepared and ready to benefit the discussion.
- The CAC schedule should be updated with correct dates.

### **Presentation 3: Results from the Community Place Typing Workshops and Policy Implications for the General Plan Update**

#### **A. Hanapēpē**

- Who attended in Hanapēpē? Any young people? That age group is missing
- Shared this information with the Hanapēpē Economic Alliance
- Tour portion felt "Rushed" ....we stayed in center area and some people wanted to walk toward edges of town more
- On the land use map – What do the walkable boundaries mean? Is development outside it not a possibility?
- Area by Kaua'i Coffee designated "urban" (Numila); was it adopted by the South Kaua'i Community Plan? A: The South Kaua'i Land Use Map was adopted. However, it was agreed that there would be further discussion on the designation for the Numila area.

**B. Kekaha**

- Must include younger generation in this planning process because we need to make sure there are jobs and activities for the youth.
- Go to schools and present plans at an assembly and ask what they want; For Wilcox Hospital Strategic Plan, we used schools in the process (e.g. Kapa'a).
- Once you get youth input, still have to decide where to put the land uses.
- Infrastructure is really important. When we listen to the dreams of the youth, we must recognize there's a big gap with the current state of infrastructure.

**C. Kīlauea**

- If there is no mill site or other industrial site is there any way to add industrial lands?
- What area is there that might be suitable for light industrial? A: In the expansion area near the shopping center.
- Regarding the gateway at Kūhiō, I was at this workshop, and the community wanted to create another road into Kīlauea from golf course to direct traffic away from schools and homes. They would put a traffic circle gateway at the highway to calm traffic.
- What's happening is that the Lighthouse Development is planning a construction road. After the project, the County will upgrade the road to the back of the Post Office land after the land has been acquired from the land owner. The lighthouse will use a park & ride and shuttle.
- There was Industrial Zoned land (by golf course) but it was recently rezoned.

**D. Princeville**

- The land use maps show lots of land as "OPEN", but that doesn't seem accurate!
- It doesn't match what is on the ground. See pg. 3, "Natural Areas" have no permanent development. "Open" does not equal "Natural Area". The ravines are "Natural Areas" but this map doesn't show this. The GP Update should distinguish between "Open" and "Natural Area".
- The report on the site visit was accurate.
- If we put people in shuttles we will have less cars but still plenty people to manage. You still have to count the people when considering visitor impacts, not just the vehicles.
- USFWS wants to build a visitor center and park & ride from the old Princeville nursery to the national protected areas.

**E. Hanalei**

- They said they wanted minimal change, but in fact they do want some changes (in particular, to change things back to how they were). "Minimal change" may mean "minimal development" in some cases.
- There's a "growth" component to change and an infrastructure component to change.
- Distinguish between residents and visitor population! Check the area that has two different designations in Hanalei map.

### **Overall Comments**

- What happens to previously approved projects if the “walkable” classification goes into effect?  
A: There are limited options for revisiting entitled projects, depending on their status. Some may be able to be renegotiated, but its case by case.
- This process is similar to the S. Kaua'i C.P. GP looks to me like a series of CP workshops. GP should establish broader areas of growth destinations not fine grain. The GP should focus on developing policy for the long term. Areas to expand and develop can be identified but don't use as basis for land use designations. Today's discussion is for CP level.
- Interesting to see common ground in themes between each places interests: pedestrian, bike, walkable. How does this relate to climate change? There might be some Town Center boundaries in inundation areas. A: we will be looking at hazard areas in relation to priority growth areas as part of the GP process.
- Most people don't walk in Lihu'e, they drive trucks/SUV. There is a disconnect between the walk/bike culture and the resources are disproportionate. People with trucks are working people. We seem to be excluding them.
- Consider all users not just pedestrians and bicyclists. Health is a key consideration.
- Same people come to meetings and lots of people are underrepresented.
- It's not mutually exclusive - I have a truck but would use more walkable/bike friendly streets.
- Is there a study of how many people are using the new sidewalks on Hardy Street? A: Yes (Bev Brody).

### **Public Comments**

K.T.:

- On July 28 I raised issues of being sustainable and reducing sprawl, and I don't see this process being sustainable as it has moved forward. The CAC needs to review my comments, other comments, and colleagues' written comments. Don't feel they being addressed. Would appreciate the CAC asking tough questions and demanding more information. This plan does not seem like a benefit for most of the people on the island.

H.J.:

- Take issue with this process, having worked with communities elsewhere.
- Climate change is a new force, and we need to reevaluate our priorities based on that. Look at what just took place at COP 21.
- We are headed for serous global problems and need to pay attention to them and how they will affect the island.

G.T.:

- Agree with last two speakers' comments on the process.
- Sustainability was not mentioned, nor was affordable housing except once, or use of ag land
- We are living on a small piece of land. If we are going to survive, we have to farm here to provide food for the people.

- Stop gentlemen farms, use ag land for agriculture for local small farmers and not GMO commercial farms.
- Don't allow rezoning of farm land to urban.

M.B.:

- Agree with prior speakers' comments.
- We hear about sidewalks, but Kilauea and Princeville should be more worried about the wastewater treatment plant.
- If you put in sidewalks, where will the runoff go? Are there facilities to accept that water?
- Instead of talking about retaining farm lands, let's discuss how we can make small/medium/large size farmers work together to fill the containers leaving the island.
- Food and beverage act is needed. We need the infrastructure to support it and process vegetables here.
- Ground agriculture, aquaponics, hydroponics all need infrastructure, especially water to support them.
- Before you do sidewalks, get sewers taken care of.
- Merge technology into the new processes.

M.H.:

- What about east Kauai?
- Will submit comments in writing

E.G.:

- Missed the place typing workshops because didn't see any announcement.
- Please put community meetings in the newspaper.
- Historic preservation wasn't mentioned today.
- Not in agreement with incremental development in Hanapepe. I want it preserved, not changed. Don't want complete streets and roundabouts, sidewalks, etc. Keep it original.
- The East coast has towns that look like the past, and Hanapepe should be that for Kaua'i. It should be like going back in time.

J.Y.:

- One person that had comments (T.M.) had to leave. She was concerned about an industrial area in Kilauea. Will the area mentioned be sufficient for industrial uses if shared with other areas? Also, didn't see any industrial areas designated on the land use map.
- The Hanapēpē- 'Ele'ele workshops raised a big question on whether the area should grow toward Lima Ola or in the area identified in the original community plan.
- For these communities, we need to ask whether housing is for area workers or as a commuter neighborhood. Should houses be by workplaces to avoid traffic?

- The Hanapēpē-'Ele'ele community should have a say in whether Numila is an urban area, as promised in south Kauai. It's against planning principles to establish a new urban area without community involvement.
- Waimea and Kekaha expressed strong support for bus service, and that didn't come through in the memo.
- What is the purple area to the left of Waimea on the land use map?
- A young farmer participated in the Waimea workshop, and there was talk of an economic development plan for Waimea-Kekaha.
- Will there be a CAC meeting on affordable housing? Needs to be.
- Designating Princeville as all resort is ridiculous. It's all residential. Resort doesn't reflect what's there or how the people that live there think of it.

**WRITTEN COMMENTS:**

The following written comments were submitted by attendees, and transcribed.

**G.M.-**

First I want to thank Mike Dahilig for his efforts at making our planning department go in a positive direction, a direction that benefits all of us.

The problems with our illegal vacation rentals and overdevelopment were here long before Mike became our planning director. I believe that he is now doing everything in his powers as a lawyer and as our director to address these problems but he cannot undo certain mistakes that were made such as the building permits given to build everywhere without any thought of first having infrastructure in place to handle the people and vehicle explosion.

Having said that I salute Ms. Gabriela Taylor for her fine article in The Garden Island taking the stance against overdevelopment on Kaua'i. She specifically cites the proposed massive 800 house development, Hoku Place behind the middle school. With traffic at time now backed up from the round-a-bout to Kūhiō Highway going to Līhu'e, the possible 1600 more vehicles coming out of that development would be disastrous.

Certainly we cannot put a moratorium on ALL future development but we can put one on those the size of which will greatly impact our traffic movement. As Ms. Taylor said, there are already three hotels permitted in the Wailuā corridor and I presume that they can build anytime they have the funds. And, not being a lawyer, I don't know (but can only hope) that those developers will be required to put some mitigating traffic solutions in place before they create absolute grid lock on Kūhiō Highway.

One only has to look at the time shares across from Safeway market and see the worthless mitigation they had to put in to move traffic—a 100 foot lane to nowhere that just jams up traffic more.

And I hope that neither Mike nor any of you other CAC members will entertain the idea that more buses, bikes, shuttles, or walking will cure our traffic problems. More alternate and wider roads are the solution since 99% of the public who owns a vehicle will never give it up for any other means of transportation. Use yourselves as an example and I would guess that not one of you moves about this island in anything but a vehicle.

We have can haul roads all over this island and in their wisdom our predecessors used these roads for the can trucks to keep them off our highways without jamming up traffic and making our roads safer for everyone to drive on. Pave these haul roads and watch traffic jams lessen.

Please, members, just look at the big picture before issuing permits carefully weighing what our island's carrying capacity is and then say yes or no.

**Submitted by K.T.-**

**Canadians Are Panicking Over Food Costs after Rapid Currency Collapse**

1/14/15 (by Joshua Krause)

It's no secret that American has a serious inflation problem. Though the Federal Reserve insists that our inflation rate is only at around .5%, we've all seen the price of food, rent, healthcare, and energy skyrocket over the past 10-20 years. However, this has been a gradual shift. Canada, on the other hand, has just seen the price of everyday goods rise precipitously over a very short period of time.

The crash in oil prices has crippled their economic growth and led to the decline of the Canadian dollar, as well as a predictable increase in the cost of imports like food. For those of us living in the US, this provides a really good example of what life may be like should the dollar take a plunge in the near future. Here's what our northern neighbors have been dealing with:

It is often said that a free-floating currency acts as a shock absorber. But, when Canadians go shopping for groceries these days, they're getting nothing but the shock—sticker shock, that is. On Tuesday, the Canadian dollar, commonly known as the loonie, broke below 70 US cents for the first time since May 1, 2003.

For American's northern neighbor, which imports about 80% of the fresh fruits and vegetables its citizens consume, this entails a sharp rise in prices for these goods. With lower-income households tending to spend a larger portion of income on food, this side effect of a soft currency brings them the most acute stress.

James Price, director of Capital Markets Products at Richardson GMP, recently joked during an interview on Bloomberg TV Canada that "we're going to be paying a buck a banana pretty soon."

Canadians took to twitter this week to share their collective horror over the rising cost of food. Cucumbers are \$3 each. A head of cauliflower is \$8. A large container of pepper cost \$19 and some Canadians are paying \$16 for a single bell pepper. A container of laundry detergent is \$32.

This gives us a pretty good idea what would happen in the US, even if there was a minor shock to the value of the dollar. Despite the rising cost of goods and services, our currency has been doing really well on the global stage for the past two years, I shudder to think of what will happen when our economy runs into another recession, which we are way overdue for. When it does hit, the cost of our imports will rise the most, much like they have in Canada.

So what are our main imports? Fortunately, most of our food is homegrown, but there are quite a few American food staples that are also raised abroad such as bananas, coffee, nuts, and seafood. An even though we're one of the world's largest meat producers, we still import a lot of pork and beef from Canada, New Zealand, and Australia. However, that doesn't mean homegrown food wouldn't become more expensive as well.

Even though we've become one of the world's leading oil and natural gas producers in recent years, we still import a significant amount of oil from abroad. Since our agricultural industry is heavily reliant on oil, we could expect the price of all our foods, both domestic and imported to rise.

If you want to understand how our economy would hurt from inflation or a dollar dump, take a look at this list of American's biggest imports. We ship in a ton of electronics, which are worth about \$315 billion per year. For a high-tech society like ours, this would be crippling.

The other items that stand out in that list are healthcare related. When put together, medical equipment and pharmaceuticals amount to 6.3% of our imports. Our medical system is already the most expensive in the world, so a plunge in the dollar's value would make that situation significantly worse.

All told, a dollar dump would be really bad. That may sound obvious, but when it happens you can expect our government and media to tell us the same thing the leaders in Canada are trying to tell their citizens. Here's how Steven Poloz, the head of Canada's central bank is trying to spin this situation.

Nonetheless, Mr. Poloz insisted that the Canadian dollar, which has plunged to near 70 cents (U.S.), is helping to offset the billions in lost revenue from exports of oil and other commodities. The drop makes Canada's non-resource exports more competitive in world markets. A lower dollar is generally beneficial to exporters because they pay for their inputs, such as labour, in Canadian dollars, while their sales are generated in the higher U.S. dollar.

This is how all central bankers talk. They could find a silver lining in any situation, even if there was blood in the streets. They'll say the same thing in the US when the next recession hits and the dollar slips. But it won't change the fact that everything we need for our survival will be more expensive, and the average person will be making less (or no) money.

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### **In an experience of the American physicist Albert A. Bartlett**

Many years ago I was discussing the population growth of Boulder with a prominent member of the Colorado legislature. At one point he said, "Al, we could not stop Boulder's growth if we wanted to!" I responded, "I agree; therefore, let's put a tax on the growth so that, at a minimum, it pays for itself, instead of having to be paid for by the existing taxpayers." His response was quick and emphatic: "YOU CAN'T DO THAT; YOU'D SLOW DOWN OUR GROWTH!"

### "Sustainable Growth" is an Oxymoron

For its Greet roots, *oxymoron* means "pointedly foolish" or perhaps "wise-foolish" (e.g., "mournful optimist"). In a world that is, for all practical purposes, finite, *sustainable growth* is truly an oxymoron.

On the other hand, sustainable development can be defended because (for instance) an adult can continue to develop his or her intelligence for many decades without any growth in body weight. But in the economic and planning world, growth and development have for so long been near-synonyms that we should always be suspicious of the praise of sustainable development.

In the simplest of terms: Growth is getting BIGGER, while development is getting BETTER

### Have We Learned From the Past?

Persons who suggest that sustainability can be achieved without stopping population growth are misleading themselves and others. Persons whose actions directly or indirectly cause increases in population or rates of consumption of resources are moving society away from sustainability.

Ancient civilizations vanished, in part because they grew too large and their size exceeded the carrying capacity of the ecosystems on which they depended for support. In today's world, technology has given many people the feeling that through our own efforts, we are exempt from the cruel constraints of limiting carrying capacities eventually realized through the disappearance of ancient civilizations. In other words, today's society has not learned from the history of where we have come. Education notwithstanding, civilizations today show considerable tendency to repeat the mistakes of earlier civilizations, but on a much larger scale.

The U.S. has become one of the fastest growing countries in the industrialized world. We won World War II with a population of 135 million. Between 1950 and 2000, we grew from 150 million to 278

million. If we continue 1.1% annual growth the U.S.A. will approximately double its population size to about 500 million by 2050.

“How sad to think that nature speaks and mankind doesn’t listen”-Victor Hugo 1840

#### A Self Evident Truth

If any fraction of the observed global warming  
Can be attributed to the activities of humans,  
Then this constitutes positive proof  
That the human population, living as we do,  
Has exceeded the carrying capacity of the Earth.  
THIS SITUATION IS NOT SUSTAINABLE!  
AS A CONSEQUENCE,  
IT IS AN INCONVENIENT TRUTH  
THAT ALL PROPOSALS OR EFFORTS TO SLOW GLOBAL WARMING  
OR MOVE TOWARD SUSTAINABILITY  
ARE MORE SERIOUS INTELLECTUAL FRAUDS  
IF THEY DO NOT ADVOCATE  
REDUCING POPULATIONS TO SUSTAINABLE LEVELS  
AT THE LOCAL, NATIONAL AND GLOBAL SCALES.

We don't have a lot of time left to learn the vital lesson that everything is connected. We can either use our God-given intelligence, or sit back and wait for the natural systems we depend upon to collapse from our short-sighted abuse.

#### **M.D. -**

This meeting was informative but only 20 minutes for public testimony. At least 20-21 people signed up and only time for 8 people to speak with testimony limited to 2 minutes. Many signed up residents left before the public testimony section.

Here are some suggestions for the next meeting and other times:

- 1) Have separate meetings, just for testimonies, well publicized
- 2) Have live mics and used by everyone.
- 3) Extend public testimony times to one hour with 3 minutes each.
- 4) There was no mention of real priorities from your workshops.
  - a. Sacred sites, preservation of historic places
  - b. Importance of ahupua'a and preservation of some
  - c. Potable water problems island wide
  - d. Sever traffic problems to and from towns and within towns

- e. No mention of the importance of our host culture and their priorities to be able to continue living here and raising their families

**R.R. -**

- 1) If CAC is getting information in advance, shouldn't those materials be available online too @ Plankauai.com? (In advance of meeting).
- 2) Slide #17 – Policy Matrix Example: The First Column “2000 GP Policies and Actions” doesn't list the required implementing actions in the example.
- 3) Numila Urban Area – Why in South Shore Plan? Needs Westside to weigh in.
- 4) Replacing Land Use Maps with “walksheds” is troubling. Maybe “overlay” is sufficient but concerned about is as “policy.”

**M.D. -**

If you want to talk about health research smart meters = extremely toxic!

Please respond

<http://smartgridawareness.org/2014/03/17/hawaii-house-resolution-for-smart-meter-moratorium/>

**A.P. -**

Where is a listing of the members of the Community Advisory Committee which is accessible to the public?

**G.T. -**

Kapa'a Monster Scares Visitors: (Re: Transportation/Traffic)

Important: News release just came in from the coconut wireless

Warning: Anyone driving to or through Kapa'a today must be warned

That a dangerous monster has invaded the Kapa'a area.

People are afraid to leave their houses and drive downtown where the Monster may engulf them

This ruthless monster is also attacking the economy of Kapa'a/Wailua

What's worse, this creeping and crawling monster is

Sucking the Soul out of Kapa'a

What's its name? Traffic.

**L.H. -**

- One only HOPES – principles for updating GP Policies last bullet: How do we ensure county agencies refer: use the GP as the different agencies and divisions prepare their respective functional and community plans? WHO pulls this all together?
- LIKE “process” proposed! Let's move forward. 4<sup>th</sup> column ADD! Dare we think there will be a synergistic 7<sup>th</sup> alternative???
- PLAN Cincinnati, OH – Like the use of “Conceptual Land Use” plan MAP!

- Applications for “Place Types” – this should be foremost/forefront and should be “context” for why Kaua'i is moving forward with this Form Based Coding/Place Typing.
- Please Kaua'i-ize: Examples of strategies (slide) for change; NOT just words, but what this might look like.
- Melissa's presentation: make clearer that “dashed line” boundaries and don't forget the DISTRICT boundaries and how these “boundaries” do or do not relate.
- KEEP the youth here! STOP the “Brain Drain” and the out migration
- Comments regarding the OPTICOS' Memo:
  - Please relook at “natural” areas on page 3– No fit in Princeville.
  - Hanalei: define “minimal” page 4-Out migration of LOCALS
  - Discuss “place type” and growth vs population growth
  - Common themes” in the town center exercise
- Glien Mikens: vacation rentals
- Ken Taylor: sustainability
- Howard Johnson: climate change
- Gabriella Taylor: sustainable/affordable/farming/stop gentlemen farmers/ NO GMO farms
- Matt Benabe: infrastructure, run off, WATER infrastructure
- Marsha Harter from Anahola-Why wasn't Anahola mentioned?
- Elsie Godbey: community meeting announcement for Hanapēpē on Historic Preservation. Keep like the 1800's! Step into the past
- JoAnn Yukimura: Tamara Martin-West side, 'Ele'ele and Hanapēpē > commuter housing
- Waimea and Kekaha > the bus; affordable housing, is it part of GP update?

Questions:

- How to include the students? (The missing population)
- How do we attract investors/money? What things do we need in place?
- Kekaha – Tsunami Zone, high water table? Did these obvious issues come up?
- Kīlauea – Does GP address “home-based” business development?
- Was the OPTICOS memo at the community meetings?
- Did the same people travel to each community meeting?

**A&B (submitted by mail):**

These comments are in regard to the handout "Summary of Community Place Types and Degree-of- Change Visioning Workshops" and the Draft Land Use Map for Hanapepe & Eleele.

While we understand that the Neighborhood General and Neighborhood Edge land use boundaries are based on walkability from the Town Center, it appears that greater thought should be given to other factors such as physical features (e.g. natural features such as topography and gulches, as well as roads, etc.) in establishing these land use boundaries. The concentric land use boundaries on the draft land use map would suggest that these lands are equally walkable in every direction, but this does not factor the predominant Mauka/Makai topography of the region.

Other factors that should be considered are parcel boundaries, land ownership and existing land uses. As example, the eastern boundary of the Neighborhood Edge at Eleele should at least extend to Wahiawa Gulch. The gulch is a natural border/edge for demarcating land uses. These lands are also under single ownership which should facilitate implementation and provide some economies of scale. By broadening the growth area, lands which may have limitations for future growth are also accounted for. Similarly, lands mauka of Halewili Road and abutting the County's planned Lima Ola Housing Project should be included in the Neighborhood Edge boundary. Previous plans for this area included complimentary uses, including a District Park between Lima Ola and Halewili Road.

Given the nature of the Land Use Maps, the final general plan document should specifically disclose that the boundaries reflected on the Land Use Maps are guidelines for growth and were not intended to be exact lines on a map.