

**RE:** Director's Report Supplemental #7  
Zoning Amendment ZA-2017-03  
General Plan Update

**APPLICANT:** County of Kaua'i

### **Additional Findings**

The June 13, 2017 version of Kaua'i Kakou, General Plan Update (Departmental Draft) is attached in Exhibit 1. Per the direction of the Planning Commission, the updated version integrates and contains revisions from Supplemental Reports 1, 2, 4, 5, and 6. Also integrated are the amendments approved on the floor during the May 23, 2017 meeting, as shown in Exhibit 2. Other non-substantive revisions related to formatting, design, numbering, copy editing, and graphics will be completed upon approval of the Departmental Draft.

### **Evaluation**

The Planning Department finds that the vision, goals, policies, objectives, implementing actions, implementation program, performance measures, and maps in the Departmental Draft of Kaua'i Kakou, General Plan 2017 (June 13, 2017) reflect significant input obtained from the community, youth, CAC, stakeholder groups, landowners, and agencies. This input was generated from a 20-month outreach program which included multiple events and platforms, designed to obtain feedback from a diverse Kaua'i demographic. Additional input was generated throughout the Planning Commission's public hearing for ZA-2017-03 with over 300 pieces of testimony submitted and 100 instances of verbal testimony.

The Plan is formulated upon technical analysis related to socio-economic trends, land use, urban design, and infrastructure, and includes new issues of community-wide importance such as energy sustainability, sea level rise, social equity, and community health. The Planning Department also finds that the Departmental Draft fulfills the State-mandated requirements of a General Plan pursuant to Section 226-58 of the Hawai'i Revised Statutes.

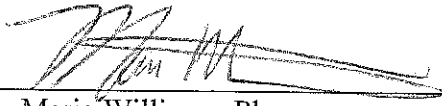
### **Recommendation**

Based on the foregoing and the initial Director's Report, including Supplemental Reports 1 through 6, it is hereby recommended that ZA-2017-03 and the revisions to the General Plan Update codified in Exhibit 1, "Departmental Draft of the General Plan Update, June 13, 2017" be approved for transmittal, through the Mayor, to the County Council for its consideration and action. The revised draft to be transmitted shall be entitled "Planning Commission Draft".


### **Exhibit**

1. Departmental Draft of the General Plan Update, June 13, 2017 (hard copy transmitted to the Commission)
2. Revisions approved on the floor during the May 23, 2017 meeting

3. Testimony Received as of June 7, 2017

By:   
Marie Williams, Planner

Transmitted to the Commission:

By:   
Michael A. Dahilig  
Director of Planning

Date: 6/6/17

Exhibit 1

Supplemental No. 7 to the Director's Report

June 13, 2017

**Departmental Draft of the General Plan Update (June 13, 2017)**

*Hard Copy Previously Transmitted*

Exhibit 2

Supplemental No. 7 to the Director's Report

June 13, 2017

**Approved Revisions per May 23, 2017 Meeting**

Exhibit 2: Planning Commission Approved Revisions to General Plan  
(based on May 23, 2017 Version of the Departmental Draft)

<p>Revision #1 – Kilauea Town</p> <p>On Pg. 2-54, revise the following actions as follows:</p> <p>Goal: Provide for modest growth of Kilauea Town with improvements to accommodate resident and visitor needs.</p> <p>A. Expand the Town Center to provide for resident [and visitor] needs.</p> <p>b. Provide additional housing in the areas designated Neighborhood General and Neighborhood Center. Prioritize the water and wastewater infrastructure improvements needed for this to occur. <u>With public and private partners, build a sewage treatment system to accommodate commercial, industrial, residential units and to replace aging cesspools and better protect the environment.</u></p> <p>B. Improve pedestrian mobility and multimodal connectivity.</p> <p>b. Improve safe access and visibility along Kuhio Highway utilizing <u>roundabouts and other traffic calming measures and gateway features.</u></p> <p>2) On Pg. 2-54, add the following action under Part A- Expand the Town Center to provide for resident needs:</p> <p><u>h. Obtain land to expand the Kilauea County Ball Park.</u></p>
<p>Revision #2 – Transportation Policies</p> <p>1) On Pg. 1-22, please delete Policy 7 and replace with the following:</p> <p><u>7. Build a Balanced Multimodal Transportation System</u></p> <p><u><i>Reduce congestion conditions through strategic infrastructure improvements and increased multimodal transportation options.</i></u></p> <p><u>Community members have repeatedly highlighted congestion as the County’s highest transportation concern. In addition, residents have expressed that transportation infrastructure has not kept pace with development.</u></p> <p><u>Past studies and efforts have demonstrated that trying to “build our way” out of congestion through a focus solely on road widening and construction of new roads is neither feasible nor sustainable, and threatens our unique rural sense of place. As an example, the <i>Federal Aid Highways 2035 Transportation Plan for the District of Kaua’i</i> identified \$3.1 billion in roadway projects for Kaua’i, with an anticipated funding of \$630 million over the same timeframe. In other words, only 20 percent of the funding needed to complete all projects envisioned in the <i>Federal Aid Highways Plan</i> is anticipated to be available. The County’s <i>Multimodal Land Transportation Plan</i>, adopted in 2013, provides a balanced solution that addresses the needs of all transportation users, including freight, cars, transit users, bicyclists, and pedestrians.</u></p> <p><u>County and State cooperation is needed to implement the highest priority projects that contribute most to managing congestion.</u></p>

Exhibit 2: Planning Commission Approved Revisions to General Plan  
 (based on May 23, 2017 Version of the Departmental Draft)

<p>2) On Pg. 1-23, delete all text and icon for Policy 8 related to Addressing Wailua-Kapaa Traffic                  3) Adjust and renumber the remaining policies so that there are 19 policies instead of 20.</p>
<p>Revision #3 – Hanapēpē-Element Planning District</p> <p>Revise Hanapepe Narrative Section based on J. Souza’s testimony                  (See attached for J. Souza’s Testimony for specific revisions to incorporate)</p>
<p>Revision #4 – Aloha Plus Challenge narrative</p> <p>On Pg. 1-14 Sustainability goal narrative, add new paragraph (see below) after existing text:</p> <p><u>Sustainability also means recognizing the County’s role in the larger world. For example, sustainability is threatened by global climate change and Kaua’i must reduce its greenhouse gas emissions and adapt in ways that are sensitive to the environment. Local sustainability efforts are strengthened by statewide initiatives and partnerships. In 2008, the Hawai’i 2050 Sustainability Plan was finalized. In 2014, the County became a signatory of the Aloha+ Challenge, a statewide commitment to achieve integrated sustainability goals by 2030. The program’s priorities include clean energy, local food production, natural resource management, waste reduction, smart sustainable communities, and green workforce and education. The General Plan’s sectors and performance measures align with and support these priority areas.</u></p>
<p>Revision #5 – Kuleana Lands</p> <p>On Pg. 3-106, create a new subheading called “Protecting Kuleana Lands” and insert new paragraph (see below). The Protecting Kuleana Lands subsection will follow the Wahi Pana section.</p> <p><u>Prior to 1850, kuleana were “plots of land given, by the governing ali’i of an area, to an ‘ohana or an individual as their responsibility without right of ownership.” (Pūku’i &amp; Elbert 1975). When land was privatized in 1850, less than 1% of all lands in Hawai’i were awarded to Hawaiian maka’āinana families who lived on and tended the land. Extensive information was recorded about these parcels including family and place names, information on surroundings, hydrology and cultivation. These lands are house sites, taro patches, some fish-ponds or salt pan &amp; often contain iwi. Lands where Hawaiian families continue to care for and live on lands in the same areas as their ancestors are increasingly rare. Protections and measures in order to support families keeping their ancestral family lands, tax and land use regimes impeding retention should be revisited and revised accordingly.</u></p>
<p>Revision #6 – Community Values</p> <p>Revise third paragraph on Pg. 1-10 as follows:                  In response to this concern, the plan focuses upon creating clarity in policy and direction built upon many of the still-valid foundational [visions and ideas] <u>community values</u> found in the 2000 Plan:</p> <ul style="list-style-type: none"> <li>• <u>Protection, management, and enjoyment of our open spaces, unique natural beauty, rural lifestyle, outdoor recreation and parks.</u></li> <li>• <u>Conservation of fishing grounds and other natural resources, so that individuals and families can support themselves through traditional gathering and agricultural activities.</u></li> <li>• <u>Access to and along shorelines, waterways and mountains for all. However, access should be controlled where necessary to conserve natural resources and to maintain the quality of public sites for fishing, hunting, recreation and wilderness activities valued by the local community.</u></li> <li>• <u>Recognition that our environment IS our economy, our natural capital, the basis of our economic survival and success.</u></li> </ul>

Exhibit 2: Planning Commission Approved Revisions to General Plan  
(based on May 23, 2017 Version of the Departmental Draft)

- Balanced management of our built environment, clustering new development around existing communities and maintaining the four-story height limit.
- Diverse job and business opportunities so that people of all skill levels and capabilities can support themselves and their families.
- Government that supports and encourages business.
- Balanced economic growth development promoting providing good jobs and a strong economy, without sacrificing our environment and or our quality of life.
- Respect and protection for the values and rights of our many cultures, in compliance with our laws and responsibilities as citizens.
- Preservation of our cultural, historical, sacred and archaeological sites.
- Appreciation and support for the traditions of the Native Hawaiian host culture and the many other cultural traditions and values that make up the Kaua'i community.
- Appreciation and support for the visitor industry's role in preserving and honoring all cultures and their values as Kaua'i's leading source of income and as a supporter of community festivals, recreation, arts, and culture.
- Protection of Kaua'i's unique character.
- Recognition of the uniqueness of our communities, supporting people with roots and history in those communities to continue to live and raise their families there.
- Safety for all citizens and visitors.
- Support for our youth, educating them to succeed.
- Broad participation in the public process.

Revision #7 – Reword Narrative for Policy #10

On pg. 1-24, revise the second to the last sentence of Policy # 10 – Uphold Kaua'i as a Unique Visitor Destination as follows:

This impact has left Kaua'i with [sharp decreases in the amount of owner-occupied units and] a clear increase in traffic [during peak tourism seasons-] - an impact[s] not sustainable to our island.

Hanapēpē

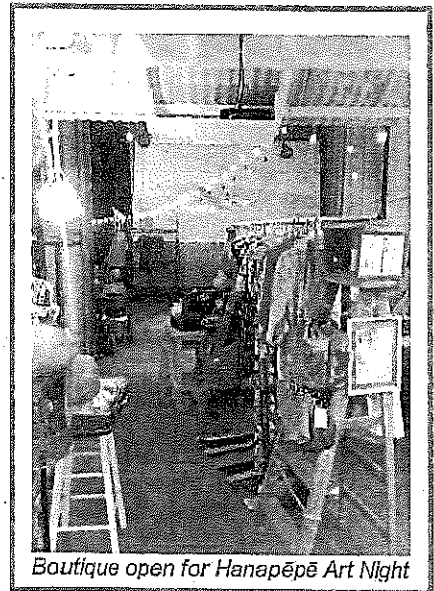
artists, craftspeople, small farmers, and small businesses. There may be opportunities to increase pedestrian and non-motorized connectivities across the neighborhoods.

markets, special community events, and preserve

state and county agencies.

Hanapēpē is an appropriate location for incremental change. Residents value maintaining the character and “soul” of the historic town, a thriving center for artists and craftspeople, but also see opportunities for significantly increasing pedestrian and bicycle connectivity across the community, which could result in some transformative projects.

Incremental infill across the town may help to fill in “missing teeth” in the historic downtown, provide affordable housing options in a variety of forms consistent with the existing town character, and revitalize the western portion of Hanapēpē Road. New infill in the town center would also sensitively provide for public and semi-public space that supports activities such as markets, and preserve important community character such as “mom-and-pop” shops. The state owns a significant amount of land along Hanapēpē Road and has no plans for improvement. A revitalization plan for the area could be developed in cooperation with appropriate state agencies. Major connectivity opportunities are envisioned at the highway, along the river, and connecting to and along the coast. Safe crossings are a priority, especially for children traveling along Kona Road and Kaumuali‘i Highway.



*Boutique open for Hanapēpē Art Night*

Improved multimodal access to the shore is important, especially between Hanapēpē Heights, Hanapēpē town, and Salt Pond Park. A shoreline trail connecting Salt Pond Park to Port Allen is a popular idea both as an alternate route and valuable recreational amenity for residents.

Finally, improved riverside access could offer another attractive alternate pedestrian route through town and encourage recreational use of the river, maintaining the historic swinging bridge as an important destination for both visitors and residents.

The salt pans on Pu‘olo Point are an ancient cultural site that still functions today. The recognized stewards of this special resource area are the salt makers, who continue to ‘ālae pa‘akai, which is sea salt enriched with minerals still found in the area. The nearby Burns Field Airport (originally known as the Auxiliary Flying Field at Port Allen Military Reservations) is used by commercial vendors, the National Guard, and the County Fire Department. The National Guard uses a small portion of the airfield to transport troops and equipment. The Fire Department also uses a small portion of the airfield for helicopter landings to assist with emergencies as well as storage for emergency equipment. However, the continued operation of the entire airstrip is a concern for residents and salt makers. In addition to the presence of the airstrip, vehicle use on the beach and other activities may negatively impact the integrity of salt-making resources.

commercial operations, and during emergencies by the National

The continued operation of the airstrip is a concern for residents, salt-makers, and others who question the vulnerability of the airfield to coastal inundation.



Members of the Hanapepe-Eleele community are participating in a process to formulate a community-based emergency disaster response plan as part of the State's Hawaii Hazards Awareness and Resilience Program (HHARP).

The *Kaua'i Climate Change and Coastal Hazards Assessment* conducted a preliminary Sea Level Rise (SLR) Inundation Assessment and Needs for Hanapēpē using "bathtub" still water flood modeling from the National Oceanic and Atmospheric Administration (NOAA) sea level rise viewer (Needs Assessment). The inundation maps for the 1-foot, 3-foot, and 6-foot SLR scenarios can be found in the Appendix. In advance of or in conjunction with the Community Plan update, it is recommended that a hazard, risk, and vulnerability assessment for coastal hazards with climate change and SLR be conducted with particular focus on the Hanapēpē River, Port Allen facilities, and Salt Pond. Such an assessment should incorporate planning information depicting wave inundation and erosion impacts from SLR, which is currently being developed by researchers at University of Hawai'i and others for the State sea level rise adaptation report.  
(add new paragraph here)

Other Land Use Changes

75 acres for the planned Lima Ola affordable housing development changed from Agriculture to Residential Community. Additional Residential Community was provided to connect Lima Ola to the Neighborhood General located in Port Allen.

Guidance for Community Planning

The following goals and actions are preliminary and will inform future community planning processes.

**Goal: Ensure that Hanapēpē-Eleele is resilient to climate change and coastal hazards.**

- a. In advance of or in conjunction with the Community Plan, conduct detailed hazard, risk, and vulnerability assessment for Hanapēpē when updated sea level rise, erosion rates, and wave inundation planning information is available. Assessment should include the Hanapēpē River area, Port Allen Harbor, and Salt Pond. It should identify priority planning areas where resources and planning efforts need to be focused and identify how and where to use adaptation strategies such as accommodation, retreat, and protection, and should encourage relocation to safer areas.

**Goal: Maintain the character of Hanapepe as a historic town center.**

**Strategy:** ~~Encourage incremental infill in vacant spaces within the historic town center.~~ for residents, artists, craftspeople, farmers, and small businesses.

**A. Revitalize the historic center of Hanapēpē to showcase and accommodate artists and small businesses.** artists, small businesses, services, and activities

- a. Maintain the historic character of Hanapepe Town.
- a. Encourage incremental infill in vacant spaces within the historic town center.
- b. Provide for public and semi-public space to support activities such as markets: markets, festivals, and community events.
- c. Provide affordable housing options in a variety of forms consistent with the existing town character

g. Explore the development of a cultural center to support local traditions, practices, and organizations.

d. Revitalize the western portion of Hanapēpē Road.

e. Preserve the character of "mom and pop" small shops.

f. Explore the development of a revitalization plan for Hanapēpē in collaboration with appropriate State agencies.

Hanapepe Town in collaboration with appropriate state and county agencies,

Maintain traffic flow and increase pedestrian mobility and multimodal connectivity.

**B. Increase pedestrian mobility and multimodal connectivity.**

a. Maintain smooth throughflow of traffic on Kaunualii Hwy.

a. Improve riverside access to encourage recreational use of the River.

b. Maintain the historic swinging bridge as an important destination. Important pedestrian link and visitor attraction.

c. Provide safe pedestrian crossings, especially to Hanapēpē Heights, the town center, and the Neighborhood Center park and stadium.

d. Improve multimodal access to the shore, especially between Hanapēpē Heights, the town center, and Salt Pond Park.

e. Explore the creation of a shoreline trail connecting Salt Pond Park to Port Allen.

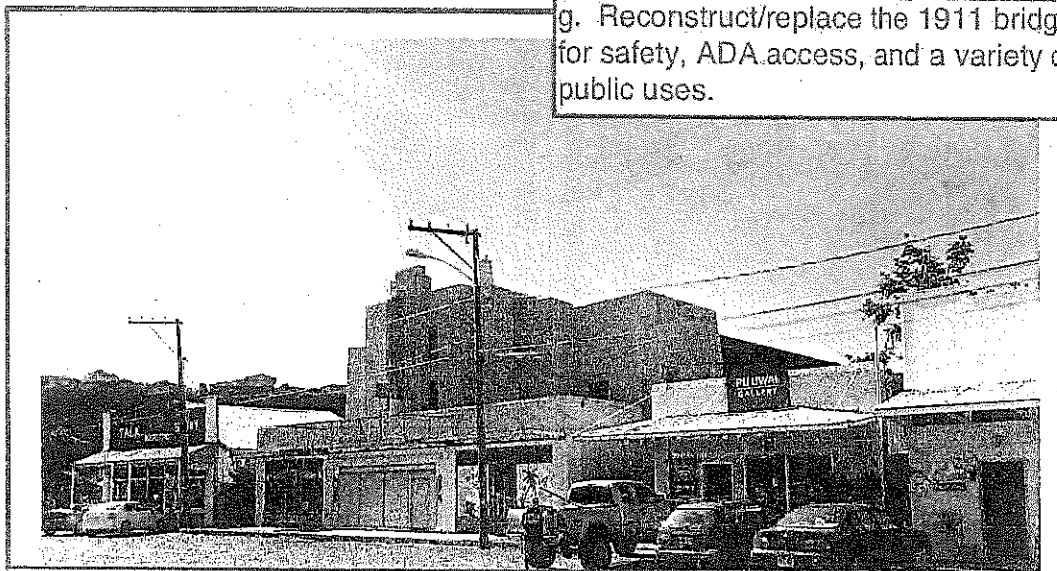
f. Enable a "park once and walk" environment in the town center by integrating parking and transit facilities near the town center.

Improve pedestrian and bicycle access to the shore, sports facilities, and Port Allen from residential neighborhoods.

to encourage appropriate recreational use of the River while protecting the estuary.

especially from Hanapepe Heights to the

g. Reconstruct/replace the 1911 bridge for safety, ADA access, and a variety of public uses.



GOAL: Improve Critical Infrastructure

Actions:

a. Provide sewerline connections to unserved homes in Hanapepe Heights and to Salt Pond

b. Improve the stormwater management system including the expansion of storm drains to better control the collection of runoff.

GOAL: Expand and Enhance Open Spaces and Recreational Facilities

Actions:

a. Expand Salt Pond Beach Park to accommodate growing community needs and for visitors.

b. Maintain sweeping views along the highways

- c. Explore creation of pocket parks and public scenic vantage points overlooking the harbor, shoreline and Hanapepe Valley.
- d. Establish a wide swath of publicly accessible open space and recreational lands along the coastline from Port Allen to Numila.

**ELEELE AND PORT ALLEN**

**GOAL:** Enhance the Identities and Roles of Eleele and Port Allen

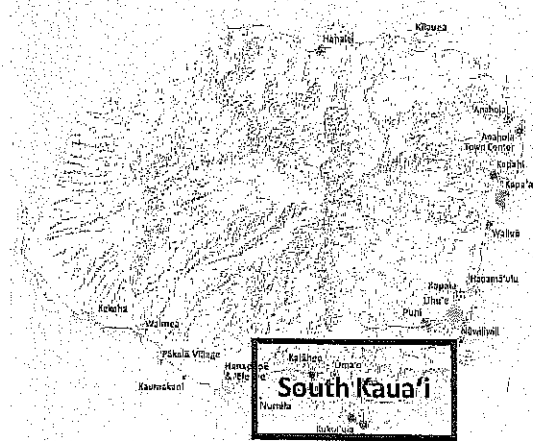
**Actions:**

- a. Enhance and continue to maintain the relationships and interconnectedness between Eleele, Port Allen, and Hanapepe.

District includes the towns of Po'ipū, Kukui'ula, Kōloa, 'Ōma'o, Lāwa'i, and Kalāheo, and encompasses an area of approximately 31,300 acres (49 square miles).

*Kalāheo: Small Town*  
*Po'ipū: Village*  
*Kukui'ula: Village*  
*Lāwa'i: Village*  
*'Ōma'o: Crossroads*

The *South Kaua'i Community Plan (SKCP)* was adopted in 2015. It sets forth a Vision, Policies, and Land Use Map for the District. Policies included in the SKCP are comprehensive and address a range of topics. In addition, this section explains changes to the Land Use Map for South Kaua'i District that were made in order to ensure consistency with the conventions used in the Future Land Use Map.



**Vision and Community Descriptions**

The Vision for South Kaua'i in 2035 is shown below.

*South Kaua'i is comprised of distinct rural communities, each embracing its own rich cultural, natural, and historic heritage, but well-connected through safe and efficient transportation networks. Balanced, responsible development enhances existing communities, preserving the local rural lifestyle that embodies South Kaua'i and is cherished by residents and visitors alike.*

*South Kaua'i Community Plan (SKCP) (2015)*

Exhibit 3

Supplemental No. 7 to the Director's Report

June 13, 2017

**Testimony Received as of June 6, 2017**

**Marisa Valenciano**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 23, 2017 6:44 PM  
**To:** Kauai County General Plan  
**Subject:** Public Testimony for General Plan - concerning Removing Princeville Phase II..

Aloha,

My name is Amy Markel. I was a resident of Princeville in 2014 - 2015, and now am again this year 2017. I am a graduate of the Marine Science and Biology Bachelor's of Science from University of Hawai'i at Hilo, and am now a Master's of Science student in Natural Resources and Environmental Management at the University of Hawai'i at Manoa.

**I support the removal of the designation of "resort" land-use for the Princeville Phase II area.**

This is the bluff above Wanini / Kalihikai reef, an area that is already impacted by surrounding resorts. *This area should not be developed - especially for the purpose of luxury homes or resort units.*

The development of resort/luxury homes, not only can impact the reef below via:

- sedimentation from construction
- increase effluent
- pesticide/herbicide as well as increased fertilizer use to keep lawns green,

But also:

To an area previously so rich and abundant in resources, which provided for these rural coastal communities can:

- impact the way that the community is allowed to connect with that space (already has in nearby existing Princeville area).

*Many of the vistas in the Princeville area are privately owned, and therefore due to access issues cannot be used by community for monitoring, care-taking, and as a way to see a bird's eye view of current fish populations for sustainable sustenance harvest, as well as habitat for seabirds.*

In this way, development of large resorts and luxury homes like this displaces communities which depend on the value of open vantage points like these vistas, as well as wildlife.

These open spaces, are areas that are prime for agriculture to provide locally sourced food. The open space, unlike that which is seen in Princeville proper at the moment, would allow for the perpetuation of monitoring practices, and will protect a reef, not adding insult to injury.

Please consider the removal of the "resort" designation. There is already too many resort and luxury homes in such a small area.

If you are thinking of the people that will use the resort and luxury homes instead of the current residents, consider this: if the reef is dead, and there is no open space to appreciate Kaua'i and the north shore's beauty,

**Marisa Valenciano**

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**From:** [REDACTED]  
**Sent:** Friday, May 26, 2017 8:20 AM  
**To:** Kauai County General Plan  
**Cc:** Kaaina Hull; Kanoe Ahuna; Mehana Vaughan  
**Subject:** Resort designation.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Aloha and thank you for reading my testimony,

I understand it is past yesterdays meeting deadline but I did want to share my thoughts regarding process.

Understanding what the designation means in relation to zoning, and entitlements in general has been extremely challenge. Yesterday in discussing with some community members, the unfortunate vote of 5 to 2 against removing resort designation, it was explained in such that this is not a "take" from land owner. My understanding is this land is zoned ag, and the plan is just a directive for further use. This is very upsetting on 2 points:

- a) If we are going to make decisions based on what was in previous plan, then we must decide based on what was previously here. 20 years ago we had far less resorts on Kauai, and 100s of less units on the north shore. For the planners 20 years ago to support development is understandable. Today the same arguments do not apply.
- b) The north shore is in a very dangerous place regarding emergency response and evacuation. The county cannot "plan" to add units when we are already putting visitors and residence in harms way. We are very fortunate with the amount of visitors coming to the north shore, we need to work to help keep our visitors and residence safe, not plan to increase these numbers.

Please remove the resort designation from general plan, thank you for your consideration,

Joel Guy  
[REDACTED]

**Marisa Valenciano**

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**From:** [REDACTED]  
**Sent:** Friday, May 26, 2017 8:56 AM  
**To:** Kauai County General Plan  
**Subject:** FW: Message sent from Plan Kaua'i

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Melissa M. White, AICP | Senior Planner

501 Sumner Street, Suite 620 | Honolulu, Hawaii 96817  
 Direct: 808.628.5861 | Fax: 855.329.7736 mwhite@ssfm.com | www.ssfm.com

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, May 26, 2017 8:41 AM  
**To:** Melissa White <mwhite@ssfm.com>  
**Subject:** Message sent from Plan Kaua'i

**Name:** Presley Wann

**Email:** [REDACTED]

**Message:** I generally agree with most of the plan but would like more effort to address infrastructure and affordable housing obligations to the public. Also, I think any reference to the Aha Moku be removed and replaced with maybe the indigenous community.. Mahalo

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**Page title:** Plan Kaua'i – Kaua'i County General Plan Page URL: <http://plankauai.com/>

**IP:** Requires PRO version

**Browser:** Requires PRO version

**Operating system:** Requires PRO version

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