

**County of Kaua'i
Planning Department**

**General Plan Update Tech-Studies
Technical Advisory Committee (TAC) Meeting #6
Friday, June 25, 2014
9:00 AM – 11:00 AM in Planning Commission Room**

TAC Members	Organization/Title	Present	Excused	Absent
Barbara Robeson	Community Representative	X		
Beryl Blaich	Community Representative	X		
Carl Imperato	Coalition for Responsible Government		X	
Dustin Moises	Water Department	X		
George Costa	Office of Economic Development			
JoAnn Yukimura				X
Keith Nitta	Former Long-Range Planner	X		
Kim Hester	County Real Property Division	X		
Lyle Tabata	Deputy County Engineer		X	
Nadine Nakamura				X
Ray McCormick	State Department of Transportation			X
Tom Shigemoto	A&B Properties	X		

Others Present (4)	Organization/Title	Present
Roy Takemoto	PBR-Hawai'i	X
Ashlee Jimenez	Kaua'i County Project Assistant	X
Marie Williams	Kaua'i County Planner	X
Marisa Valenciano	Kaua'i County Planner	X

Summary Minutes

Meeting convened at 9:14AM

Introduction

Marie Williams, Long-Range Planner, opened up the meeting by addressing TAC member and explaining that this is the second to the last time we are going to meet as a TAC. The Planning Department is trying to wrap everything up and anticipating the launching of our GP in the next few months. We completed the projections report from Jim, took it to the Planning Commission and the Kaua'i County Team (department heads), and it will be posted online. Roy will be presenting our Land Use Study that is still in draft form.

Roy Takemoto then gave the project objectives (baseline data, zoning capacity, buildout scenarios) and overview of his presentation which included:

- Comparison of state land use districts to the GP
- Existing land use inventory
- Alternative buildout scenarios

Comparison of state land use districts vs. GP

- urban type GP designation 5% (state: 4%). GP envisions only 1% more.
- difference is in agriculture because GP (22%) is more selective than State (41%).
- close comparison

- **Residential zoning capacity**

- population, existing, projected population 2035, increase, average annual %
- housing units, existing, projected 2035, increase
- supply: total capacity not counting if someone is living there
- vacant lots
- % is taking the total zoning by the projected 2035
- Green: good capacity close to projections,

Barbara: my translation is that it's already zoned but is made to accommodate the plan.

Keith: in the Hanapēpē 'Ele'ele area, is that the only? Roy: yes

Tom: South Kaua'i is only Kalāheo? Area east of Wahiawa gulch. Is that Hanapēpē-'Ele'ele or South Kaua'i? Planning district. Keith: We use that as the boundary to divide. Roy: more in the Hanapēpē – 'Ele'ele area.

- **Resort Capacity**

- Not much of a growth projection (only 1%)
- Visitor arrivals and visitor units
- If you just go by zoning capacity, there is not a need to rezone
- Green: where there may be a deficit

Barbara: on the visitor units, what units were included in the visitor units. Roy: visitor plan inventory includes hotels, b and b, condos, timeshares. Issues with TVR's because of permits.

Kim: Timeshares, condos, etc. In 2013, the law changed and we sent out 26,000 surveys and the owners detested to the use of their properties. I noticed in your report, a property with a home exemption can have a TVR on it. We have many properties that are not in the VDA that are assigned to a vacation rental that may or may not have an exemption/multiple-units/multiple uses. 972 vacation rentals and 1,277 vacation rental units.
Roy: we are hoping that there is a good alignment with Real Property and the inventory that the Planning Dept uses. There were recommendations in the summary that Kim is going to help me correct because there is a lot of misinformation.

Kim: Planning has data but we don't have access to the layers on the maps.

Keith: how did you get the projected mean number?

Roy: SMS study on projected visitor arrivals. It is a complex formula that we reverse engineered.

- **Commercial and Industrial Ratios**

-Roy: if you look into the academic methodology, the commercial and industrial need is based on employee projections. SMS study did not break down the type of employee positions, there was just a total projection. We made a grand assumption based on the existing population and ratios. See if the floor area meets the 2035 projections.

-East Kaua'i Commercial Ratio doesn't make sense because there is a big population and visitor amount, but the commercial ratio is smaller than South Kaua'i.

Kim: we are updating and making improvements to our GIS this year. Roy: this is based on Pictometry to estimate the floor area of a building. We assume that every building with 3 was commercial, assuming it is one story.

Kim: not broken up like we do, does not take into account the uses of the property.

Barbara: did not compute the two stories.

Kim: we have gross floor area and stories. We are looking to completing all the properties.

Tom: do you have something that goes into the projected: Roy: the projected would be taking this ratio and multiplying it by the 2035 projections. We did that with the commercial. Compare to zoning capacity using Community Biz program.

This area divided by commercial growth.

Keith: Industrial floor area – the planning dept has very good data in conjunction with land transportation master plan. We had to fill in the blanks. We put 4 people on the project with Austin's 2 people. Took videos (VHS) and wherever they found commercial/industrial uses, they logged it. We would log it. Updated until 2006. Every year, the summer help would check all the permits. Marie: I'm pretty sure that it wasn't continued. I will talk to Myles. Keith: 11x17 paper. TMK specific. The problem is that the data was so difficult to get to, Austin did not want to release the excel document. Marie: we have summer interns now, maybe they can update some of the numbers. Keith: it came from our data book. Mary: I have a copy of that but I don't think it was continued. Keith: the planning districts were created based on this data book. We created planning districts because we wanted the data to be completed.

Tom: coffee? Keith: industrial

Tom: You gonna determine how much commercial/industrial land areas to recommend or not recommend

because of these ratios? These factors will determine the need. Roy: I don't have that much confidence in the ratio. Tom: how is it going to get more accurate?

Tom: Waimea/Kekaha has the seed companies with their big factory warehouses. Are those treated as agricultural or industrial? Kim: we are treating it as ag because under our law, 9.1, it is under agricultural use. Tom: is Kauai Coffee the same thing? Kim: lands would be ag, but if there are other business/vendors those are commercials.

Tom: that ratio would be higher if it was based on the floor area including warehouses.

Roy: the industrial ratio is purely formative

Kim: We have an exemption for commercial solar farms. We do not have exemptions for solar panel permits for residential units. We did not increase value on homes. Right now, we just have Kapa'a solar farm.

Kim: I can pull you what we currently have as flat data for the actual floor area. I can create that spreadsheet, create an ID list, and look for that parcel range in my data for you to compare.

Dustin: IT can scan it and create it into a working spreadsheet.

- **Past building trends**

-Building permit data that we received, we did our best to filter it to screen out the new construction residential.

-divided into planning districts for every 5 years

-when you compare the intervals, you can see that Kaua'i didn't go into a major slump.

-East Kaua'i had the most activity. South Kaua'i picked up and continued to grow. North Shore surprisingly was quite active throughout.

Tom: brand new AND renovations? Roy: just new

Keith: you would have close to 6,500 new units? From 2000-2004, close to 7,000. SO if you add those numbers up, that would indicate that about 20k new homes have been built since 1995.

Kim: Marie, 102 units are on ag zone. Of those, the North Shore is 2/3 of that.

Barbara: single-family dwelling units include residential? Not condos or townhomes?

Kim: did you look by permit code? Roy: no. Kim: we have codes in our department

Tom: building permits? Or actual construction. Roy: building permits. Keith: double counting may be possible.

Kim: Nyrene has a list. We have open-permits list. I can match my permit to the date ranges.

Keith: what doesn't add up in my mind. North shore, the inventory available does not match up. My point is that I don't think that the numbers match up.

Roy: Vacant lots are residential zoning.

Roy: Building division was the source of info. Keith: It may be double-counting because of extensions.

Kim: what is your guess on how many units we have on Kaua'i.

Roy: Keith your gut is right. The census shows that there were 7,000 new units not 20,000.

- **Alternative Buildout Scenario Assumptions**

-Both scenarios use the same parcels

-Capacity

- First Step: Buildout Wizard (comm. Biz) to analyze the gross capacity and estimate supply.

-New law

-Keith: problem with Kaua'i is that Kaua'i allows more than one house on an Ag lot. The amount of lots don't correspond to the amount of houses. It is difficult to do a build-out in Ag.

-Kim: I think the CPR trend was a way to market the density without having to go through the subdivision process.

-Keith: to do Ag analysis will be almost impossible.

-Keith confirmed that the table is correct; taken from the CZO.

-Roy: this analysis give you a gross supply, and then we need to give a demand. Residential, Ag, Open. We composed some constraints: no build-out on IAL or State Land Conservation.

-send list from dbed to Kim

-Parcel layers get updated every year. We are trying to develop a script that takes annual updates and will redo everything based on these updates.

-Second Step: Suitability Wizard. Where you would put assumptions on where future growth will go. Follow where there are existing parcels occupied and where lower tax values are located. Kim: Whaler's cove – exemptions where tax is not high. Roy: maybe we shouldn't have considered tax values. Kim: you are using outdated data from 2012 because we haven't updated the data in 2013 and 2014. We are the only county not using more than 200 days for exemptions. Roy: use old 2012 data, and use the exemptions.

Roy: comm. Biz is partnered with Ezry

-Kim: Ag zone lands, farm zoning agreement. Your plan says that only urban has the 5-acre restriction, but that was changed in 2001. We can give you our data.

-Third Step: Allocator Wizard.

- **Buildout Scenarios Comparison**

-Status quo scenario vs. Directed Growth Scenario

-town centers absorb a huge portion of potential growth in the directed growth scenario

-Keith: does 40% commercial growth imply mixed-use? Roy: yes.

-Tom: people are still going to build on ag land, what is the purpose of using a chart like this? Roy: we are trying to incentivize mixed-use areas because they have the capacity to provide if the people chose to do so. If we did not make this attractive and people rather have a rural lifestyle that doesn't match this, then this is not going to happen.

-Keith: this raises the question, what would you like to see? Everyone has a different perspective on what they want to see.

-Barbara: when I read "Commercial," I think of the definition we have of commercial. Can we come up with

a different term? "Mixed-use?"

Beryl: Water for South Kaua'i and Līhu'e? Dustin: may be a deficit for the whole island.

Marie: our next study is our infrastructure study with R.M. Towill. Looks at existing system and plans and finding the gap.

Tom: the water 2020 was based on the last GP update. It would be a surprise to me that Līhu'e was not a priority. Who changed the priorities? Why? Dustin: In 2007, the market was peaking and they wanted to look into affordable housing. Rentals by Kintaros, Kapa'a homesteads, Kapa'a middle school, and Kikiola on west side. When all that was finished, they told us that we need to go into Līhu'e Town core.

Marie: Our community plans are so old that no one has really been using them as a basis. Hopefully with these updates, other departments will be using them.

Kim: What color does the brown represent? Roy: the red means that it is a part of the 2035 projections. It is the prioritized areas and the result of the 3-step criteria for the demand of 30k units. If it is not red, it could be part of the buildout zoning capacity. Spatial representation of graphs.

Kim: residences with 2 stories with residents on top and commercial on the bottom works in Kapa'a.

Kim: if you are using land value, we can provide data for you. Don't look at assessed value, look at market value.

Kim: could we provide some sort of incentive for ag to provide the irrigation for Water dept. Beryl: that would be challenging because there is nothing that needs water like sugar.

Roy: constraints – we should add flood

Robert: two maps – I prefer the status quo. I look at the directed growth scenario and you are reducing the target areas substantially.

Roy: What assumptions would you want to make/keep that will be transformed into policies?

Directed growth: tighter growth with a focus on town core

Closing

It was requested that an e-mail reminder of the next meeting on July 24, 2014 is sent out to the TAC.

Meeting ended at 11:20 am

Recorded by: Ashlee Jimenez