

**County of Kaua'i
Planning Department**

**General Plan Update Technical Studies
Technical Advisory Committee (TAC) Meeting #3
Friday, June 7, 2013
1:30 PM – 2:30 PM in Piikoi Building, Room B**

TAC Members (11)	Organization/Title	Present	Excused	Absent
Barbara Robeson	Community Representative	X		
Beryl Blaich	Community Representative	X		
Carl Imparato	Coalition for Responsible Government		X	
Dustin Moises	Water Department	X		
George Costa	Office of Economic Development		X	
Imai Aiu	Housing Agency	X		
Keith Nitta	Former Long-Range Planner	X		
Lyle Tabata	Deputy County Engineer	X		
Ray McCormick	State Department of Transportation		X	
Susan Tai Kaneko	Kaua'i Economic Development Board		X	
Tom Shigemoto	A&B Properties		X	

Others Present (3)	Organization/Title	Present
Peter Nakamura	Planner	X
Marie Williams	Planner	X
Barbara Pendragon	Housing Planner	X
Britni Ludington	Planning Department	X
Marisa Valenciano	Planner	X

Summary Minutes

Roy Takemoto, PBR-Hawai'i, introduced himself and Kimi Yuen, PBR-Hawai'i, as the consultants for the General Plan Technical Study #2: Land Use Inventory and Buildout Technical Study. Roy was the former Deputy Planning Director for Hawai'i County Planning Department.

Roy summarized the project's scope of work as analyzing the supply and demand of zoning. The projections provided by the socio-economic study (SMS-Hawai'i) will determine the demand for certain land uses. The supply is the capacity of existing zoned lands for certain uses. For example, new employees translate into commercial floor area and new residents equate housing units.

The project is divided into five phases. Step 1 will determine the geographic units of analysis, which include the six planning districts and traffic analysis zones (TAZ).

Step 2 will assess the development potential of existing lands. The methodology will utilize the Planning Department's GIS zoning shapefile. From the universal set of all parcels, the following uses will be extracted as "undevelopable" lands: military, roads, transportation (General Plan), parks (General Plan), and conservation lands (SLUD). The remaining lands will be mostly "urban" lands zoned residential, commercial, industrial, resort, and other lands vested for development.

Barbara Robeson asked how the development potential of the conservation district will be assessed. Roy said that General Plan policy discourages development in the agriculture, conservation, and open districts so it can

be assumed that future development in these areas will be insignificant.

Kimi said that the North Shore does have a unique situation where much existing development, particularly in Hā'ena, is located in the conservation district. They can adjust their model to reflect this.

Dustin Moises asked how “development” is defined and Roy confirmed that in the context of this study, development means housing units, resort units, and commercial development.

Step 3 will quantify gross developable capacity. The first part of this analysis involves indentifying undeveloped capacity which will require information on vacant lots, proposed projects, and constraints (flood, slope, critical habitats, IAL, federal ownership).

Beryl Blaich said that residential growth in the agriculture district is a concern.

Imai Aiu said that the focus should be the best lands for future development, and the study should ultimately answer the question: “Can we fit future growth in the best places for development?” Therefore, it would not serve the study’s purpose to allocate future development to the open and agriculture districts.

Barbara Pendragon said that the planning district boundaries different from judicial, tax map key, and census districts since the Hanapēpē-Eleele area is its own planning district. She wondered how development will be assigned to the planning districts.

Peter Nakamura said that the study will look at how new development functions in relation to the existing urban cores.

Step 4 will estimate demand and then compare it to the supply of zoned lands.

Barbara Pendragon asked if household size per district will be a variable used in determining demand.

Roy said it would be.

Barbara Pendragon asked what types of visitor units will comprise the definition for resort development.

Peter Nakamura said that the definition will be broad since the definition for “transient accommodation unit” will be used.

Step 5 will model the buildout trends and develop projections.

Dustin Moises asked how water availability and infrastructure will be used in developing projections.

Roy said that they will look at the availability of County water infrastructure, but that zoning will the first level of analysis in determining lands appropriate for future development.

Dustin Moises said developers can operate private systems so they don’t necessarily need to connect to the County’s water infrastructure.

Roy summarized the work products, which include an existing land use database and final report.

Barbara Pendragon asked if the cost of land is a factor in the analysis.

Roy said that they can look at the assessed value of developable land.

Barbara Pendragon said to look at residentially zoned areas within the VDA and determine if these would be affordable areas for development.

Kimi Yuen asked if the buildout scenario should look at the affordability of development in the growth areas. For example, workforce housing is required to be in the same district as the primary project and the technical study can profile this.

Beryl Blaich said the socio-economic study will look at population by cohort, so perhaps this information can be used to determine the extent of the affordability issues.

Imai Aiu said that many proposed projects with permits still have infrastructure issues and perhaps should not be counted as “existing” given uncertainty. He also questioned the assumption inherent in considering developed parcels where density was not maximized as “underutilized” since it may be a stretch to assume the owner will build to full density.

Keith Nitta said that Kauai’s towns are generally underutilized, and that if walkability is a goal then towns will have to become denser.

Roy said they will focus on the General Plan designation for town centers when looking at underutilized parcels.

Beryl Blaich said it would be useful to know what particular areas are underutilized, and also expressed concern about development in the rural district and on lands designated as Important Agricultural Lands (IAL).

Peter Nakamura said it is not clear what IAL designation means at this point, as the County’s IAL Study is underway.

Barbara Pendragon said that underutilized areas would be appropriate places to encourage infill development.

Kimi said that one possibility would be to calibrate the model where 50% of growth is allocated to infill development and 50% is allocated to greenfield development.

Keith Nitta said that just 25 years ago, the Wailua Homesteads corridor was predominantly agricultural lots. Since then the area has converted to residential. However, rezoning on medium-sized parcels is no longer common due to high infrastructure costs. Future development will likely be led by the large landowners.

Roy said that this is an iterative process, so new assumptions can be explored along the way.

Imai Aiu said that in regards to the Visitor Destination Areas (VDA), it would be rational to assume that all development within these areas will be visitor units.

The meeting adjourned at 2:30 pm.

Recorded by: Marie Williams, 7/25/13