

Kauai Planning Commission
4444 Rice Street, Suite A473
Lihue, Kaua'i 96766

March 28, 2017

Honorable Chairperson and Planning Commissioners:

I thought the Planning Department was making great strides with each iteration of the General Plan, however, having reviewed the Supplemental #4 to the Director's Report, I now stand before you in a state of confusion.

1. SUPPLEMENTAL #4 COMMENTS:

What happened to the statement on pg. 4-39 of the March 14, 2017 Draft General Plan that states: "Given the community sentiment after the map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokua Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction."

Suddenly, what appears in Supplemental 4, without any justification is the following:

- (pg. 4-10) Neighborhood Center/General applied to previous Urban Center in Kapa'a Town and added to a portion of Olohena Road near Kapa'a Town.
- (pg. 4-10) Neighborhood General applied to previous Urban Center designation around Kapa'a Middle School.
- (pg. 4-37) Kapa'a is proposed to move from a "Small Town" designation to "Large Town" and the degree of change for Kapa'a has been moved from "Incremental" to "Transformational"
- (pg. 4-39) The previous Urban Center designation is changed to Neighborhood General, which will require a mix of residential building types and a walkable, compact form where connectivity to the school and Kapa'a Town is emphasized.

These four proposed changes represent a back door approach to up-zoning Agricultural lands to Urban, the exact alternative the Planning Dept. said the public did not previously want. And what about the twenty polices laid forth in the General Plan that are intended to "*address the issues most important to Kaua'i residents in the face of existing issues and future growth*". The interpretation from this statement is that the policies function as a standard in which to gauge whether we are making appropriate decisions about Kaua'i's future. In particular, I would like to note policy 1: manage growth to preserve rural character, policy 8: address Wailua-Kapa'a traffic, policy 9: protect Kaua'i's scenic beauty, and policy 12: help agricultural lands be productive. If this is our guidance, then why is the Planning Dept. proposing to make these changes to accommodate the development of Hokua Place - which does not even meet the most directed policy 2: to provide local housing (at least that is affordable).

Requested Action to be Taken by Planning Commission: Reject the recommendations in Supplemental #4 in regards to changes in *land use designations*, *community designation* and *degree of change* for Kapa'a. Let's return to where we were as of Supplemental #3 (March 14, 2017). The changes in Supplemental #4 are not supported by any implicit or explicit stated rationale.

2. ALOHA+ CHALLENGE

The Aloha+ Challenge is a statewide commitment (signed on to by our own Mayor in 2014 as well as a Senate Concurrent Resolution 69, SD 1) to achieve six interconnected sustainability targets by 2030. These clear and reachable targets provide a framework to set priorities, catalyze action and track progress on shared roles. During the last week of May of 2017, statewide representatives will be converging on Kauai to work through the "Smart Sustainable Communities" sector of the Aloha+ Challenge. Right now is a great opportunity to for the Planning Dept. and Planning Commission to slow down the General Plan Update, and consider the Aloha+ Challenge framework that our Mayor has already signed on to as an appropriate and much needed missing framework for the General Plan.

Requested Action to be Taken by Planning Commission: Please consider the Aloha+ Challenge as a framework for the General Plan, including the statewide agreed upon milestones endorsed by our Mayor. Let's show our neighbor islands that we are committed to realizing the targets as part of our General Plan.

3. LEAVE THE DOOR OPEN FOR PUBLIC INPUT

According to staff at the Planning Dept., the Planning Commission plans on taking at least a month (possibly longer) hiatus from the General Plan after their March 28, 2017 meeting. I would like to request that the Planning Commission/ Planning Dept. continue to take public input during this break and consider that input before the final Draft General Plan is passed at a future Planning Commission meeting (yet to be determined).

Requested Action to be Taken by Planning Commission: During the Planning Commission's break from the General Plan Update process, please allow for and consider additional public input.

4. TIMELINE FOR MOVING FORWARD

I would like to request a clear timeline and milestones for moving forward the General Plan Update process forward between now and the anticipated sign-off by the Planning Commission. The vagueness that has persisted for the past year and a half makes it very difficult to plan for and provide input on the process.

Requested Action to be Taken by Planning Commission: As requested in the past, please provide a clearly articulated timeline and milestones for the General Plan Update process.

As always, thank you for all your hard work and the patience.

Best regards,
Anne Walton