

March 28, 2017

Good Morning 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.

What happened to the statement on pg. 4-39 of the March 14, 2017 Draft General Plan that states and I quote: "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." Close quote.

Suddenly, what appears in Supplemental 4, without any justification, are the following recommendations from the Planning Dept.:

- Add a portion of Olohena Road near Kapa'a Town to the Neighborhood Center/ General designation for Kapa'a town (note: Olohena leads to the Hokua Place property) .
- Neighborhood Center/ General applied to area around Kapa'a Middle School (note: this ia adjacent to the Hokua Place property).
- 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" (no doubt to accommodate Hokua Place development while futher exasperating traffic and infrastructure problems).

These proposed changes represent a back door approach to up-zoning Agricultural lands to Neighborhood Center/General (aka a variation on Urban), the exact alternative the Planning Dept. said the public did not previously want.

This is also inconsistent and/or contradictory with at least 5 policies in the General Plan:

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 policy serves as 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: which is to provide local housing (because nothing about Hokua Place meets our affordable housing needs).

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 (2 weeks ago). 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. 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.

Requested Action to be Taken by Planning Commission: Right now is a great opportunity 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. Let's show our neighbor islands that we are committed to realizing these targets as part of our General Plan.

3. LEAVE THE DOOR OPEN FOR PUBLIC INPUT

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

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.