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LAND USE COMMISSION
 STATE OF HAWAII

2017 MAR -3 A 8:13

Attorneys for COUNTY OF KAUA‘I
 PLANNING DEPARTMENT

BEFORE THE LAND USE COMMISSION
 OF THE STATE OF HAWAI‘I

In the Matter of the Petition of) DOCKET NO. A16-800
)
ISLAND SCHOOL) COUNTY OF KAUA‘I PLANNING
) DEPARTMENT’S REBUTTAL EXHIBIT
To Amend the Agricultural Land Use) LIST; EXHIBITS 1-2; CERTIFICATE OF
District Boundary into the Urban District for) SERVICE
approximately 38.448 acres at Puhī, Līhu‘e,)
Island of Kaua‘i, State of Hawai‘i,) <u>HEARING</u> :
TMK: (4) 3-8-002:016.) Date: March 22 and 23, 2017
_____) Time:

COUNTY OF KAUA‘I PLANNING DEPARTMENT’S REBUTTAL EXHIBIT LIST

COUNTY OF KAUA‘I PLANNING DEPARTMENT (“Department”) by and through its undersigned attorneys, respectfully submits its Exhibit List containing Exhibits 1-2.

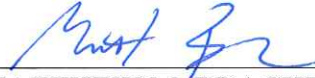
EXHIBIT NO.	DESCRIPTION OF EXHIBIT
1	Līhu‘e Community Plan - Diagram 5.1.2 Urban Edge Boundary
2	Līhu‘e Community Plan - Diagram 5.1.3 Urban Areas

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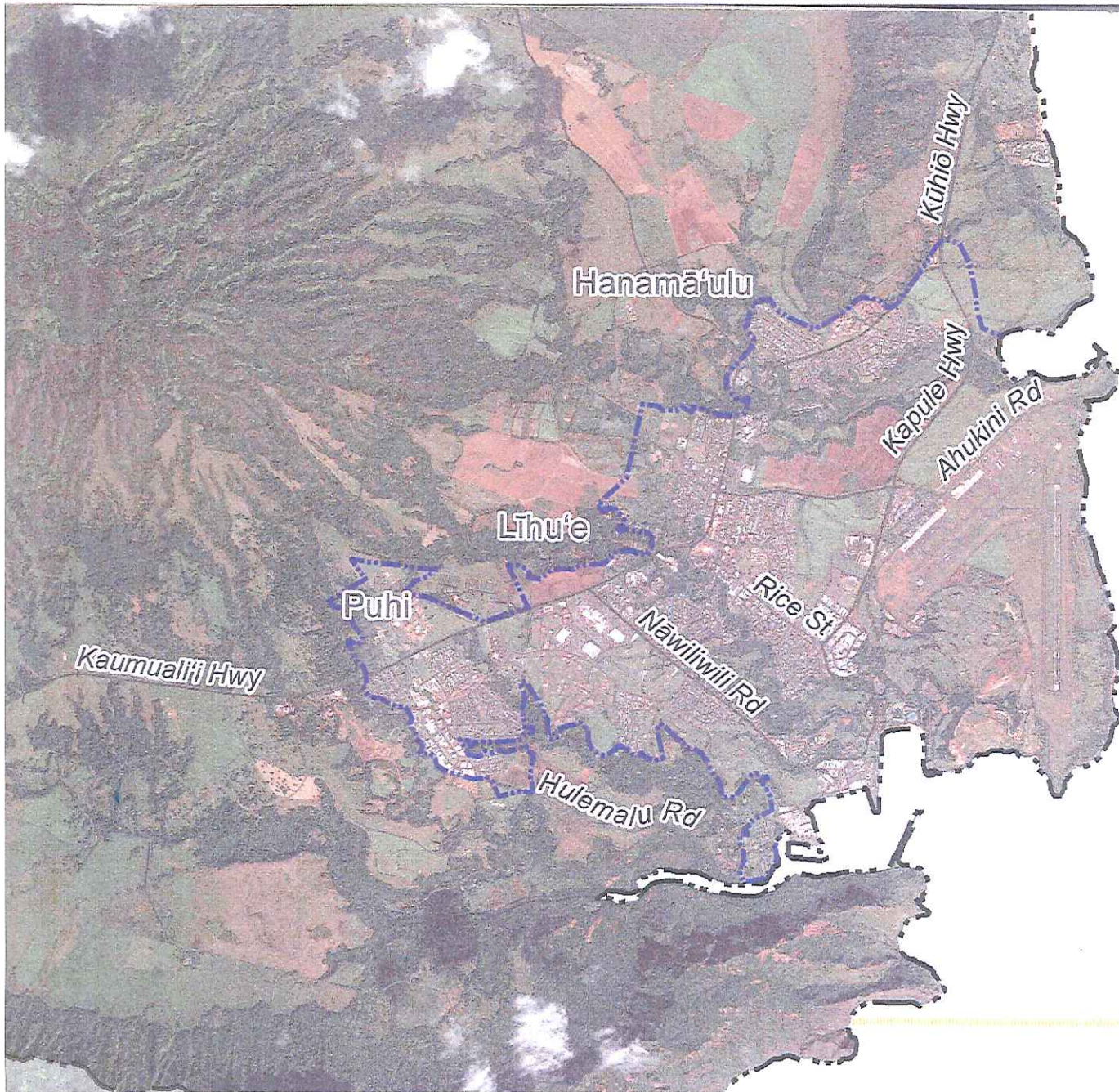
The Department reserves the right to unilaterally amend and/or supplement its Exhibit List, if any, find inadvertent omissions or errors have been made or if additional or more accurate information becomes available.

Dated: Līhu‘e, Kaua‘i, Hawai‘i, March 1, 2017.



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PLANNING DEPARTMENT



5.1.2 Urban Edge Boundary

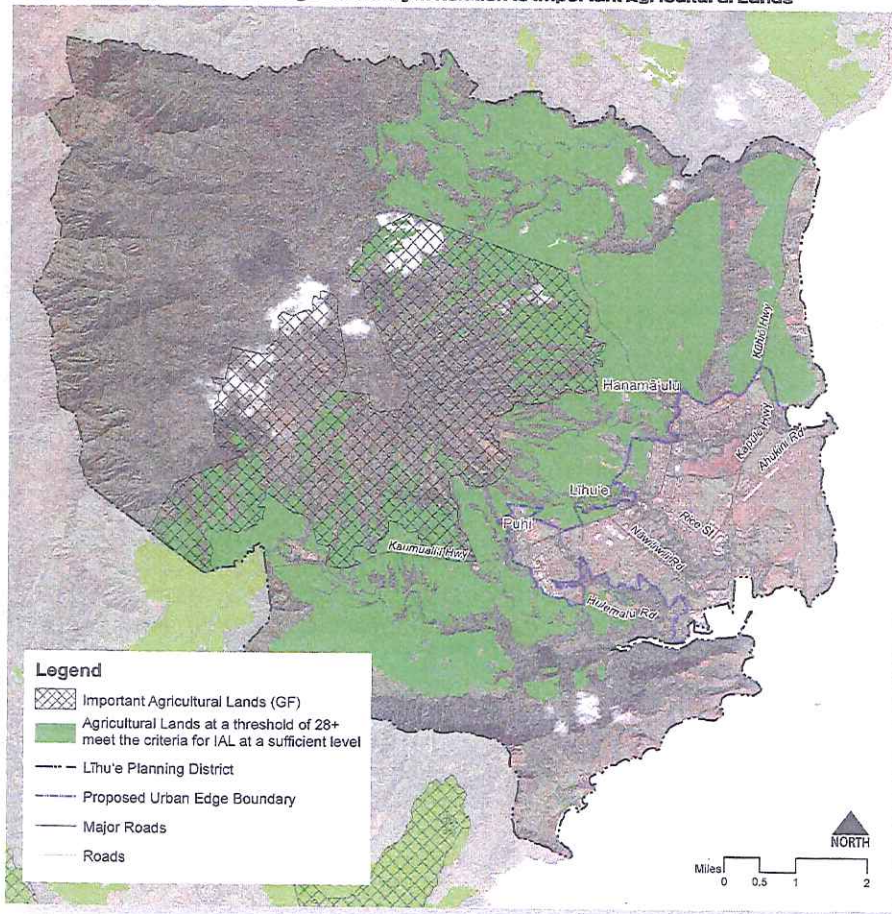
The Lihue LCP recommends an Urban Edge Boundary (UEB) for Lihue as shown on Figure 5-2. The UEB is a regional boundary intended to limit urban sprawl. It defines where higher density urban development should be contained. Areas outside the UEB are intended for lower density land uses such as open space, conservation, and agriculture.

The proposed Urban Edge Boundary will facilitate preservation of agricultural lands and uses by focusing future growth and development within the areas identified as existing centers and proposed new centers. There are no Important Agricultural Lands (IAL) designated within the UEB, and the great majority of lands that may qualify as candidate IAL are outside the UEB as well (see Figure 5-3). Providing for concentrated and compact growth in these delineated areas and implementing a UEB will greatly enhance the County's ability to encourage and enforce preservation of the Lihue District's agricultural lands into the future.

Figure 5-2 Proposed Urban Edge Boundary for Lihue District



Figure 5-3 Proposed Urban Edge Boundary in Relation to Important Agricultural Lands



5.1.3 Urban Areas

General Plan guidance on urban areas is shown at right. It clearly calls for steering away from sprawl and dispersed growth, and instead focusing on compact development with clear boundaries and green spaces between towns. This approach has been validated during the LCP process through community input and outreach, and it informed the recommendations for future land use and growth contained in the preceding Chapter.

Policies

The following policies pertain to urban areas within the Līhu'e District.

- Adopt land use designations and associated development regulations to create the walkable, compact, mixed use development called for in the Vision and Guiding Principles.
- Concentrate the majority of development within a 10-minute walking radius of the existing urban centers of Līhu'e, Hanamā'ulu, Pūhi, and Nāwiliwili.
- Prioritize the revitalization and intensification of the Līhu'e Town Core as the focal point of the Līhu'e District.
- Provide for commercial and industrial uses sufficient to support the basic needs of each community.
- Encourage mixed uses within the urban cores of Līhu'e, Hanamā'ulu, Pūhi, and proposed new centers.
- Implement the design standards and guidelines set forth in the Līhu'e Town Core Urban Design Plan (Ordinance 894).

- Implement an Urban Edge Boundary to clearly delineate boundaries of future urban development within the Līhu'e District.
- Delineate strong edges between the communities of Līhu'e, Hanamā'ulu, and Pūhi through land use designations and the Urban Edge Boundary.
- Consider a Transfer Development Rights (TDR) Program in Līhu'e as a mechanism for encouraging higher density development within the urban core.

KAUAI GENERAL PLAN GUIDANCE ON URBAN AREAS

Businesses, residences and other urban uses are concentrated in Kauai's towns and residential communities, occupying only five percent of the total land area. To minimize highway traffic and avoid urban sprawl, new residential communities are centered around the major towns and job centers of Līhu'e-Hanamā'ulu-Pūhi and Kōloa-Po'ipū...

Expansion of urban areas, particularly new shopping centers and other retail developments which attract a large amount of vehicular traffic, are controlled to avoid urban sprawl and strip development along the highway. Town edges are clearly defined, and scenic corridors are maintained along the highways and major roads between towns.

EXHIBIT 2

BEFORE THE LAND USE COMMISSION
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In the Matter of the Petition of) DOCKET NO. A16-800
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approximately 38.448 acres at Puhi, Līhu‘e,)
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TMK: (4) 3-8-002:016.)
_____)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the COUNTY OF KAUA‘I PLANNING DEPARTMENT’S **REBUTTAL** EXHIBIT LIST; EXHIBITS 1-2, will be duly served by depositing the same in the U.S. mail, postage prepaid, upon the following:

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c/o Planning Department, County of Kaua'i
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Dated: Līhu'e, Kaua'i, Hawai'i, March 1, 2017.



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