

My Name is Ken Taylor

**I am 78 year's old. I was born and raised in Santa Barbara, County, Calif.
And have lived here on Kauai since 2004**

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JUN 28 2017

STATE OF HAWAII
LAND USE COMMISSION

Santa Barbara County is divided into North County-South County. S. County is about 100 miles north of Los Angeles, along the coast. It is the only part of the Calif. Coast that runs East and West. The populated area is about 40 miles long and varies in width from 1 to 5 miles sandwiched between the Pacific Ocean and the mountains. The area population is about 240,000, now consists of three cities, Santa Barbara being the largest, Carpinteria the smallest, and Goleta the newest, and an unincorporated population of about 100,000. Geographically, so much like Kauai.

To complicate planning in the area, we have State Highway 101, a North/South State Highway and the Union Pacific rail lines running through the area.

Elected, in general election of 1990 to the Goleta Water District Board. In my four years in elected office, critical drought issues were taken up by the board and resolved as follows.

As Goleta Water Board's representative to the Central Coast Water Authority which designed and built the South Coast Conduit to bring Calif. State Water to Santa Barbara County. The project consisted of a water treatment plant, storage tanks and 130 mile pipe line. It severed 8 communities.

Participated, as a representative of the Goleta Water Board, with the City of Santa Barbara and the Montecito Water District in the Design and construction of a water desalination plant.

As a member of Goleta Water Board and in cooperation with the Goleta Sanitary District, involved with design and construction of a waste water reclamation facility which free up 3000 acre feet of potable water per year. The reclaimed water from this facility, went to irrigation of schools, parks, golf course and landscaping of community open space.

Appointed by County Supervisors to the Goleta Old Town Revitalization Advisory Board and the Goleta Round Table's Government formation study.

Member Santa Barbara Citizens Planning Association

Past President of Tri-County Chapter California Landscape Contractor Association & Santa Barbara Beautiful.

Member International Palm Society. Attended 10 Day conference in Hawaiian Islands with representatives from 42 Counties as participants.

Member International Bamboo Society. Attended conference in Nimes, France, 38 Counties participating

25 Year member of the International Society of Arboriculture.

Employment:

(1956 -1961) Active and Reserve Duty United Sate Navy

(1960 -1963) Service Station Auto Repair Business Owner

(1965 – 2004) Small business owner. Landscape, Irrigation Design and Installation / Plant Nursery

Education:

Horticulture (1963-1969)

Entomology: Study of insects affecting ornamental plants

Plant Propagation

Soils and soil properties

Greenhouse design and management

Landscape Design (1965-1971

Site Planning

Plant theory and combination

Hardscapes - Design and Installation

Water feature design and installation

Irrigation and drainage systems design and installation

Land use planning (1990- 1995)

Long Range and Specific plans as they relate to Community Environment

Calif. Environmental Quality Act (CEQA)/ legal aspects of environment planning

Traffic and traffic mitigation planning / land use and traffic circulation

Conservation and Open Space

Building "Quality of Life" into the community plan

Travel Experience

United States, Japan, Mexico, South Pacific Islands, British Isles and Europe

Enclosed also, is a list of reading over the last 25 years, most of these books are in my Library for reference when needed

The Long Emergency: By James Howard
Kunstler

Eating Fossil Fuels: By Dale Allen Preiffer

Better Not Bigger: By Eben Fodor

Dwellers in the Land: The Bioregional
Vision: By Kirkpatrick Sale

An Introduction to Ecological

Economics: By Robert Costanza, John
Cumberland, Herman Daly, R. Goodland, R.
Norgaard

Ecological Economics: Edited by Robert
Costanza

Natural Capital and Human

Economic Survival: By Thomas Prugh

Beyond Growth: By Herman E. Daly

The Ostrich Factor: By Garrett Hardin

Our Ecological Footprint: By Mathis
Wackernagel & William Rees

Power Down: By Richard Heinberg

Steady-State Economics: By Herman E.
Daly

Living Within Limits: By Garrett Hardin

For the Common Good: (Updated &
Expanded) By Herman E. Daly & John B. Cobb jr.

Confessions of an Economic Hit Man:
By John Perkins

The Creation: By E. O. Wilson

Edge City, Life on the New Frontier:
By Joel Garreau

Cities of Tomorrow: By Peter Hall

The Geography of Nowhere: J. H.
Kunstler

***A Better Place to Live, Reshaping
American Suburb:*** By Philip Landon

***The Next American Metropolis,
Ecology, Community and the
American Dream:*** By Peter Calthorpe

***A Concise Guide to Community
Planning:*** By G.A. Porterfield & K. B. Hall jr

***The American City, What Works,
What Doesn't:*** By A. Garvin

***The Fractured Metropolis, Improving
the New City, Restoring the Old City,
Reshaping the Region:*** By Jonathan
Barnett

***Simple In Means, Rich in Ends,
Practicing Deep Ecology:*** By Bill Devall

***New Visions for Metropolitan
America:*** By Anthony Downs

The New Urbanism: By Peter Katz

Home from Nowhere: J. H. Kunstler

***The Natural Step for Business,
Wealth, Ecology and the***

Evolutionary Corporation: By Brain
Nattrass & Mary Altomare

Human Ecology: By Bernard Campbell

The Message of Ecology: By Charles J.
Krebs

***Deep Ecology, Living as if Nature
Mattered:*** By Devall Sessions

***Natural Capitalism, Creating the
Next Industrial Revolution:*** By P.
Hawken, A. Lovins & L.H. Lovins

The Bulldozer in the Countryside: By
Adam Rome

Dancing with The Tiger: By Brain
Nattrass & Mary Altomare

***Grabgrass Frontier, The
Suburbanization of the United
States:*** By Kenneth T. Jackson

***GIS & Environmental Modeling:
Progress & Research Issues:*** Editors
Goodchild, Steyaert, Parks et al

Natural Resource Economics: By Charles
W. Howe

***Agropolis, the Social, Political and
Environmental Dimensions of Urban
Agriculture:*** Edited by Lue J. A. Mougeot

Hydrology of the Hawaiian Islands: L.
S. Lau & J. F. Mink

***Sugar Water, Hawaii's Plantation
Ditches:*** By Carol Wilcox

Water and Law n Hawaii: By L. H. Miike
M.D., J.D.

***Who Owns the Crown Lands of
Hawaii:*** Jon M. Van Dyke

Kauai, The Separate kingdom: By
Edward Joesting

KPD Blue: Anthony Sommer

Sustainable Cities: Edited By: B. Walter,
L. Arkin, R. Crenshaw

He Was a Ram: By Violet L. Lai

Plan C Community Survival Strategies: By
Pat Murphy

Open Veins of Latin America: By
Eduardo Galeano

Regional Growth...Local Reaction: By
Madelyn Glickfeld & Ned Levine

Planning & Growth Management: By
John M DeGrove

***How Superstore Sprawl Can Harm
Communities:*** By Constance E. Beaumont

Kaua'i In History: A Guide to The
Resources: Edited by Marie D. Strzar

Sustainable America A New Consensus
for Prosperity, Opportunity, and a Healthy
Environment: President's Council on
Sustainable Development

Creating Successful Communities:

M.A. Mantell, S. F. Harper, L. Propst

The High Cost of Free Parking: By

Donald Shoup

Handbook For Environmental

Planning: Edited by J. McEvoy III & T. Dietz

Urban Politics & Problems: Edited by

H.R. Mahood & E. I. Angus

The Concise Townscape: By Gordon

Cullen

The Environmental Crises: Editor Neal

Bernards

The Price Of Paradise: R. W. Roth Editor

Architecture in a Climate of Change:

A guide to Sustainable design...By Peter F. Smith

America's Trillion-Dollar Housing

Mistake: The Failure of American Housing Policy

Post Carbon Cities: By Dane Lerch

Twilight in the Desert: By Matthew R.

Simmons

War Made Easy: By Norman Solomon

Collapse: How Societies Choose to Fall or Succeed...By Jared Diamond

Water Consciousness: How we all have to Change to protect our MOST CRITICAL RESOURCE...Edited by Tara Lohan

Getting to Smart Growth: 100 Policies for Implementation...By ICMA

The Civic Index: Measuring Your Community's Civic Health Second Edition...By National Civic League

Bridging the Gap Between Citizens and Local Government with Information Technology...By National Civic League

Solving Community Problems by Consensus: with Case Summaries...By National Civic League

Bound for Success: A citizens' Guide to Using Urban Growth Boundaries for More Communities By Greenbelt Alliance

The Transition Handbook: By Rob Hopkins

SNAKE OIL: How Fracking's False Promise of Plenty Imperils Our Future
By Richard Heiberg

THE SURVIVAL of CIVILIZATION: Three Problems Threatening Our Existence: Selected Papers By John D. Hamaker

THE END of GROWTH: Adapting to Our New Economic Reality By Richard Heinberg

SUPPLY SHOCK: Economic Growth at the Crossroads and the Steady State Solution By
Brain Czech

IS SUSTAINABILITY STILL POSSIBLE: State of the World 2013 By The Worldwatch Institute

THIS CHANGES EVERYTHING: Capitalism vs The Climate By Naomi Klein

DON'T EVEN THINK ABOUT IT: Why Our Brains are Wired to Ignore Climate Change By
George Marshall

AMERICA 3.0: Rebooting American Prosperity in the 21st Century
By James C. Bennet and Michael J. Lotus

LIFE ON THE BRINK: Environmentalists Confront

Overpopulation
Edited by Pliip Cafaro and Eileen Crist

COLLISION COURSE: Endless Growth on a Finite Planet By Kerry Higgs

SUSTAINABILITY : Principles and Practice By Margart Robertson

SILENT SPRING BY RACHEL CARSON

SAVING THE PLANET: How to Shape an Environmentally Sustainable Global Economy From
Worldwatch Institute

THE NATURAL STE FOR BUSINESS By Brain Nattrass and Mary Altomar

THE LIMITS TO GROWTH By D.H. Meadows, D.L. Meadows, J. Randers and W.W. Behrens III

LIMITS TO GROWTH: The 30-Year Update By D. Meadows, J. Randers and D. Meadows

AN INTRODUCTION to ECOLOGICAL ECONOMICS

By R. Costanza, J. Cumberland, H. Daly, R. Goodland and R. Norgaard

THE BIG FLATLINE: oil and the No-Growth Economy By Jeff Rubin

WHY YOUR WORLD IS ABOUT TO GET A WHOLE LOT SMALLER By Jeff Rubin

ECOLOGICAL ECONOMICS: The
Science and Management of
Sustainability Edited by Robert C.
Costanza

BLACKOUT: Coal, Climate and the
Energy Crisis By R. Heinberg

STEADY-STATE ECONOMICS: Second
Edition with New Essays By H. E. Daly

THE POST CARBON READER:
Managing the 21st Century's
Sustainability Crises
Edited by R. Heinberg and D. Lerch

**TACTICS AND TECHNIQUES OF
COMMUNITY PRACTICE:**
Editors: F.M. Cox, J. L Erlich, J
Rothman and J.E. Tropman

**THE ECONOMIES OF
ENVIRONMENTAL POLICY:** A.M.
Freeman III, R.H. Haveman and A. V.
Kneese

To:

6/24/17

State of Hawai'i Land Use Commission

Department of Business, Economic Development & Tourism

P.O. Box 2359

Honolulu, Hawai'i 96804-2359

From:

Ken Taylor

1720-A Makaleha Pl

Kapaa, Hawaii 96746

RECEIVED
JUN 28 2017

STATE OF HAWAII
LAND USE COMMISSION

Re: Hearing and Action, June 28, 29, 2017

A17-802 County of Kauai Housing Agency-Lima Ola HRS 201H ProjectA-17802 County of Kauai Housing

My Comments follow.

I'm asking that you not approve this request for zone change.

It's time to CHANGE HOW WE MEASURE AFFORDABLE HOUSING.

A cheap home isn't affordable if it comes with a high transportation cost. We should really be talking about "affordable living" rather than "affordable housing."

We are better off providing affordable housing in "more compact, walkable, bike able" places than "auto-dependent areas" characterized by sprawl

While housing is important we must remember life is getting much worse for the poor: housing, food, transportation, and other essentials eat up their meager incomes.

As we move forward, we must remember that the problems can be solved, but first they must be recognized and then recognized as urgent. Then comes the more difficult process of changing our mindset and our expectation.

.....

Ready, Fire,>>>Aim

In my opinion, the County Housing Agency has made a bad decision, now they are asking you to buy into their bad decision.

A good plan, in the wrong place. Hence "READY FIRE AIM"

There are little to no jobs in Eleel'e or Hanapepe area so most all the residents of this project must drive for a job. I want to let you know the implications of this.

TRAFFIC

We know the state just spent about \$ 80 million on 2 miles of highway in Lihue and that 4 lanes were to go another 5mile out to the tree tunnel, but the funds were not available.

April 2014, the Department of Transportation, presented their Long-Range Transportation Plan (2014-2035) needs to the community.

Kauai is expected to receive only about **\$630 million** for transportation projects between 2014-2035, based on historic funding levels.

The estimated cost to address identified transportation needs by 2035 would be nearly **\$3.2 BILLION**.

Kaumualii Highway on the west side of Lihue now carries over 36,000 vehicles every day in both directions.

Volumes on Kaumualii Hwy. between Lihue and Kelaheo, particular, are expected to increase by over 30 percent by 2035, resulting in road conditions characterized by "poor operations with long wait times or extreme congestion."

On top of the \$3.2 needed for State Highways, the County Has A \$100 Million maintenance back log. And a Budget reduction for FY 2017-2018 Island wide road resurfacing contribution from General Fund of \$800,000.

Too, make matters worse the 2035 Kauai Tourism is projected to increase by 20 %. Arrivals in 2016---1,187,476.

We have dug ourselves into a-hole. Common sense tells us that if we're digging ourselves into a hole, we should stop digging.

WHAT WAS NOT CONSIDERED IN THE EIS (Normally Significant Impacts.)

- 1) Induced population growth or concentration.
- 2) Substantial increase in traffic or ambient noise.
- 3) This traffic will have substantial adverse effects on human beings now living on Kauai.
- 4) Impacts which are cumulative considerable, when viewed in conjunction with the effects of other past, present and probable future projects. The project's contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact.

Project Alternatives should have also been looked at.

- A) should have discuss both mitigation and alternatives to the proposed project.
- B) Each alt. must be described in sufficient detail to permit comparison with the proposed project.

SQUANDERED OPPORTUNITIES

Lihue is the Center of Commerce and is also referred to as the Heart of Kauai. The components of the project before you would better serve the whole of the community, if they were in and around Lihue.

They (the County) talk about the need for affordable housing but have squandered several opportunities.

Frist, they approved the 750 unit plus Hotel, Kauai-Lagoons project in Lihue, were each unit will run around a million dollars or more, and we will end up with **"NO"** affordable units from this project. In fairness, I must say, that when this project was approved the County did require some affordable housing. Two affordable projects that came out of this. One project was a for sale project which the developer could not sell to qualified income buyers. After two years, the County allowed this project to sell at market rate, which then quickly sold.

The other was a for-rent project that was to revert to market rate at the end of 10 years.

The Hotel component of this project is expected to create, I believe, about 650 to 800 resort type, low wage jobs.

Second, the County bought 5 acres (\$3.5 m) in the heart of Lihue and built it out at 20 units per acre, when it should have been built out at 40-60 units per acre, my opinion.

Third In a press release dated 18 May 2006 from former Mayor Bryan Baptiste (Deceased) *"I believe that any developer that comes before the Planning Commission today must offer enough benefit for the 64,000 people that live here, in order to gain approval for the project---infrastructure improvements (road, water and wastewater), along with affordable housing and economic opportunity."* Eleven (11) years on, and the County has not put the procedures in place to make this happen. (Exhibit 1)

USING EXISTING ZONED LAND

By increasing density and mixed land uses, along with streamlining the planning process we could provide a market – based approach to affordable home ownership or rental.

The county talks about subsidizing below market housing, which is proven to create more demand than can ever be filled. Who wouldn't want to buy a \$600,000 to 800,000-dollar home for \$200,000?

Furthermore, the property tax paid on the below – market affordable housing is much lower than that of market rate homes. Ironically, it is property taxes that pay for the same teachers, firefighters, police, and county workers as well as others, for whom we want affordable homes.

In the Counties, own words: building the necessary infrastructure for a planned community – streets, sidewalks, drainage, utilizes and parks ---is one of the most expensive and longest components of a project and greatly increases the cost of housing. **Well, rezoning Lihue saves on a lot of needed infrastructure because it already exists.**

There are some under-utilized lots that could be Up-zoned in Waimea, Hanapepe, Koloa/Poipu along with Lihue, if one wants to spread affordable living around some. Converting Ag. land to housing or any other development, should be our last resort.

In the development of the Lihue core plan approved 2010 and the Lihue community plan approved 2015 the County could have and should have considered much of this affordable housing in the Lihue area.

The area in and around the Lihue core plan area should have been, and still could be rezoned to mix-use 20, 30, 40 or 60 units per acre. This would allow the building of affordable housing by private industry. Not the tax payers. Much of the cost of the plan before you, must be subsidized completely by the tax payers.

Also, the County voted down raising the minim wage to \$15 dollars. Now two new reports show, **one** Hawaii is in the top 10 of the costliest places to live, and the **second**, a study that looked at what wage was needed in each state for housing, Hawaii was at \$35.20 (Exhibit 2)

Urban Sprawl

The Census Bureau's 2010 urban and rural definition, further classify urban into "urbanized areas" and "urban clusters" by using population counts and density. Urban clusters are census blocks with populations of 10,000 or more, and urban areas are blocks that contain 50,000 or more people. Per the 2010 census results, Kauai has 6 urban clusters, sprawling over 75 sq. miles. Their map included.as (Exhibit 3) You might say, Kauai is, 15 villages in search of a center.

I have included a list of a few Cities from across the County that have populations from around 70,000 to 120,000. (Exhibit 4)

The list shows the name of the city, the population and the sq. miles each city consumes. These numbers come from the 2000 census. The Kauai numbers are more current. Look and compare.

You may ask why this is important? As you see, these cities are compact, so most have one Waste Water treatment facility, where Kauai has (4) plus 2 or 3 or

1

- 

We must understand how sprawl affects each of us individually, how it impedes the state's progress, and how it could make a prosperous future more difficult to achieve.

We must advocate for a model of development that allows us to grow financially strong and resilient.

Every U.S. County has an affordable - housing CRISIS. This is a problem that transcends the rural – urban divide.

Today, no one on Kauai is unaffected by the cost of sprawl. Its consequence spread across all groups, regardless of geography, race, income, or political status.

The question is not whether to address sprawl? The question is how to address it? It starts with better Planning.

Urban Sprawl – spread of population without a well – defined center and without concern for its consequences. Housing, jobs, shopping, and other activities are scattered across a huge area and long auto trips are often required to connect them. Such a development pattern imposes a considerable cost on all who use it.

Kauai offers a beautiful natural environment. Now we must design measures within the community that best serve the needs, and to provide safeguards to protect current and future generations.

Agriculture

This land, SEVENTY-FIVE (75) acres, should be divided into 10 seven (7) acre parcels for framing. On the five (5) acres there should be 20 homes, a co-op barn/picking shed and space for equipment and supplies. Maybe even some room for some farm animals. Affordable living should also be made available for young farmers looking to get started. The need is there.0

By 2030 its predicted that crop yield losses across the country and around the world could mean that food prices would be 15 to 25% higher on average.

Things like, Extreme Weather Events, Changing Water Patterns and Supply, Reduced Winter Chill Hours, weed, pest and disease could all take their toll.

The time has come to stop the urban creep. There are already over 300 acres zoned for development in and around Lihue. Also, the County Council on 1/12/17 by a (7-0) vote which became ordinance # 1008 allowing multiple family dwelling units in ALL residential zoning districts. This will go a long way to alleviate some of the affordable living needs.

It's time the County stopped the sprawl game and started working at providing affordable housing for those that need it.

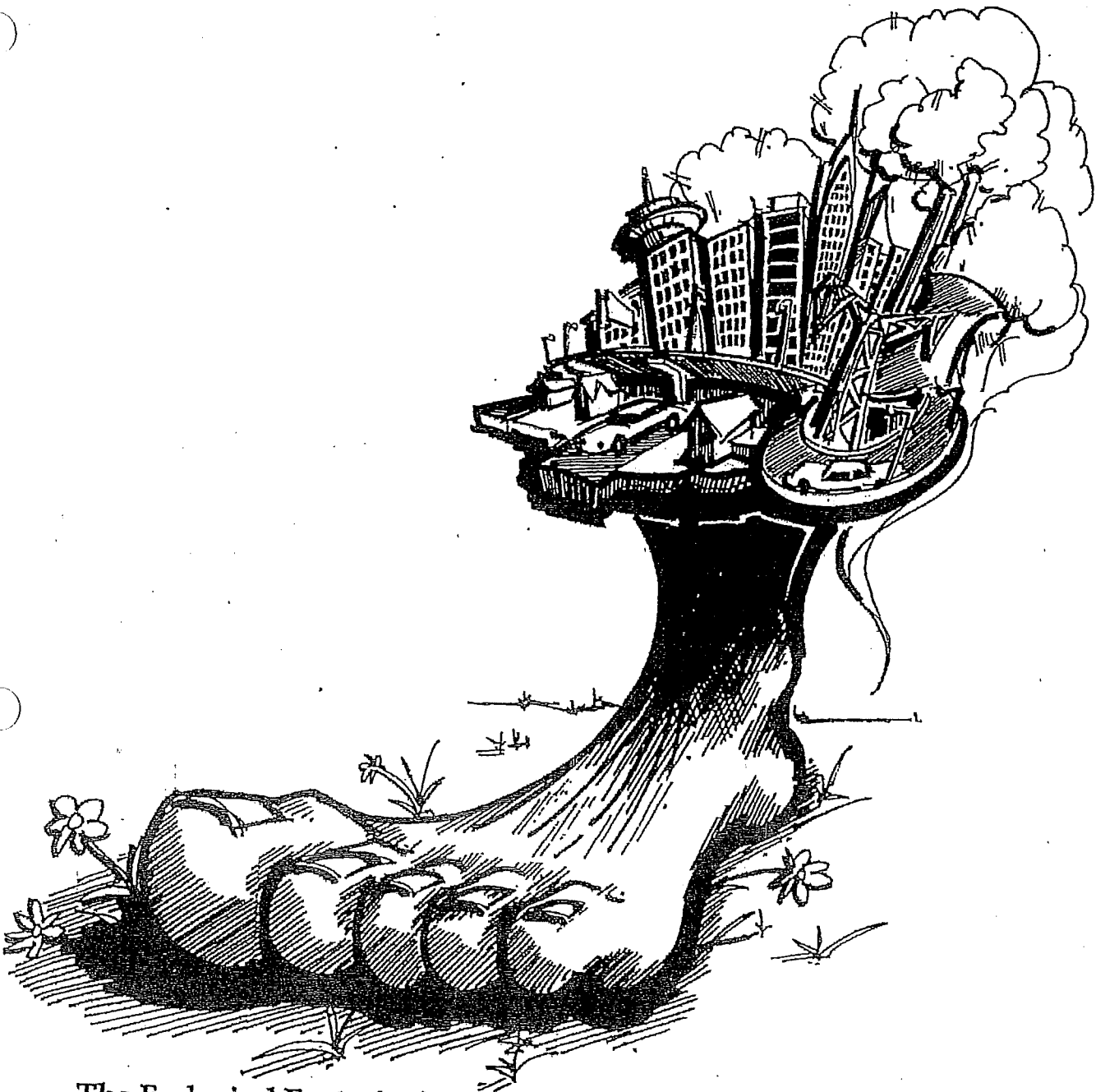
Do what's right for the for the children of today and tomorrow;

VOTE NO TO ZONE CHANGE

Thank You

Ken Taylor

Exhibits to Follow



The Ecological Footprint is a measure of the "load" imposed by a given population on nature. It represents the land area necessary to sustain current levels of resource consumption and waste discharge by that population.

Mayor Bryan Baptiste Press Release

18 May 2006 - 9:30pm

by Kauai Mayor Bryan Baptiste on 16 May 2006

The cost of doing business has gone way up over the last 13 years.

Correspondingly, impact fees have at least doubled since 1993.

Now impacts are greater than they have ever been, and there's little money to pay for them.

I believe that any developer that comes before the Planning Commission today must offer enough benefit for the 64,000 people that live here in order to gain approval for the project – infrastructure improvements (road, water and wastewater), along with affordable housing and economic opportunity.

Benefits must outweigh the impacts that residents have to endure. We must put the needs of Kaua'i's people first.

As presented, I don't think the two proposed Waipouli developments are good for Kaua'i:

a) Neither is planned for residents. One is a luxury condominium with a starting price of \$1 million per unit and the other is a timeshare.

b) They would be located next to a corridor with terrible traffic problems.

c) Without infrastructure improvements, these developments would place undue burden on the area.

While it's true they would provide us with an increased tax base that would be designated for future improvements, not catch-up or the impact of the developments.

Who's going to pay for catch-up – developers or the general public? Projects must provide benefit to the 64,000 people that live here. We must put the needs of Kaua'i's people first.

Kauai County Mayor:

Bryan J. Baptiste

4444 Rice St, Suite 235

Lihue, HI 96766

Phone: (808) 241-6300

Fax: 808-241-6877

mayor@kauai.gov

Exhibit---2

REPORT of FLEAC 2017

THE HIGH COST OF HOMELESSNESS

MADE POSSIBLE BY THE GENEROSITY OF:

JPMORGAN CHASE & CO.



NATIONAL LOW INCOME
HOUSING COALITION



■ TABLES & MAPS

2017 STATES RANKED BY TWO-BEDROOM HOUSING WAGE

States are ranked from most expensive to least expensive.

Rank	State ¹	Housing Wage for Two-Bedroom FMR ²
1	Hawaii	\$35.20
2	District of Columbia	\$33.58
3	California	\$30.92
4	Maryland	\$28.27
5	New York	\$28.08
6	Massachusetts	\$27.39
7	New Jersey	\$27.31
8	Connecticut	\$24.72
9	Alaska	\$24.16
10	Washington	\$23.64
11	Virginia	\$23.29
12	Colorado	\$21.97
13	Vermont	\$21.90
14	New Hampshire	\$21.71
15	Delaware	\$21.62
16	Illinois	\$20.87
17	Florida	\$20.68
18	Oregon	\$19.78
19	Rhode Island	\$19.49
20	Pennsylvania	\$18.68
21	Minnesota	\$18.60
22	Texas	\$18.38
23	Maine	\$18.05
24	Nevada	\$18.01
25	Arizona	\$17.56
26	Utah	\$17.02

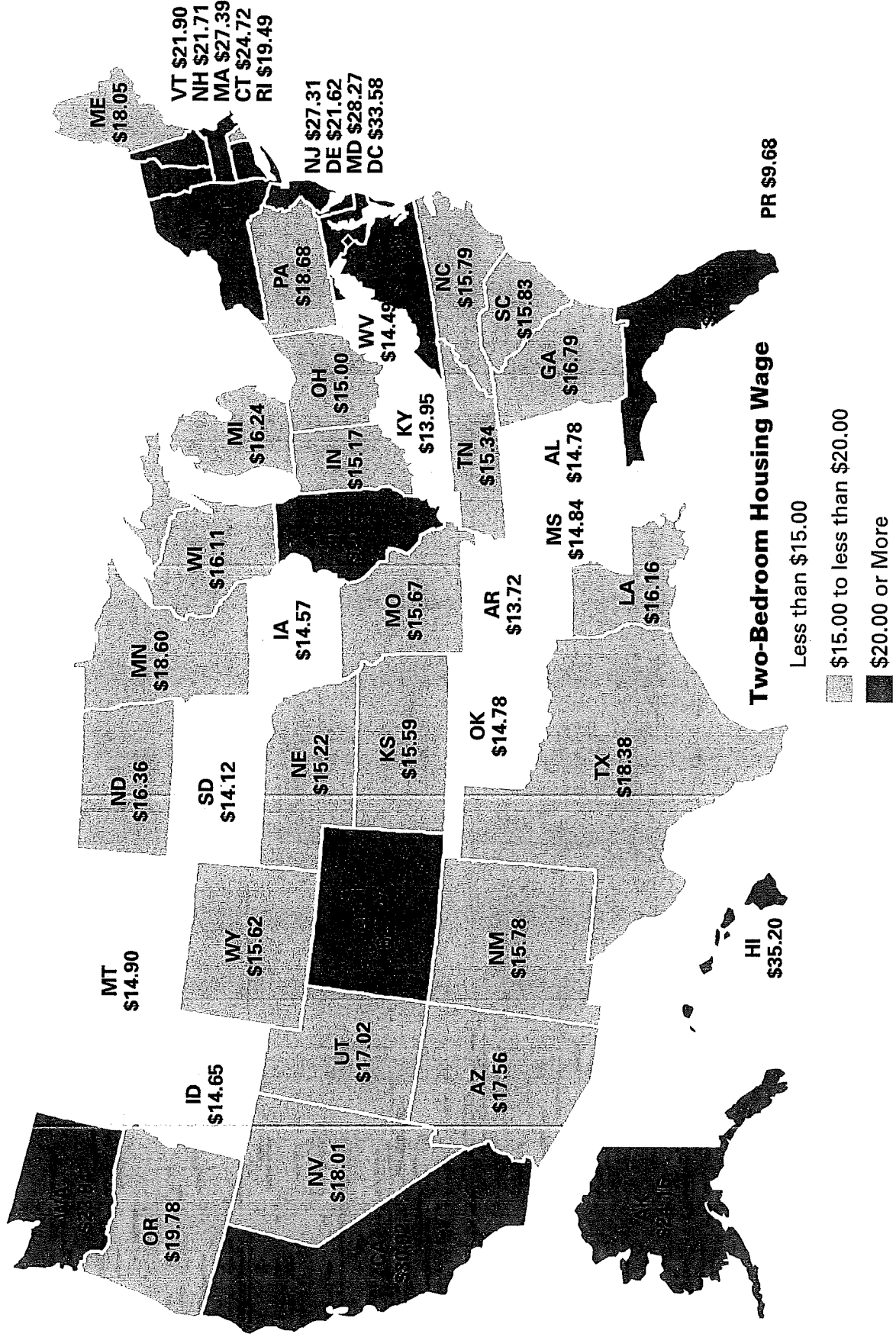
Rank	State ¹	Housing Wage for Two-Bedroom FMR ²
27	Georgia	\$16.79
28	North Dakota	\$16.36
29	Michigan	\$16.24
30	Louisiana	\$16.16
31	Wisconsin	\$16.11
32	South Carolina	\$15.83
33	Wyoming	\$15.80
34	North Carolina	\$15.79
35	New Mexico	\$15.78
36	Missouri	\$15.67
37	Kansas	\$15.59
38	Tennessee	\$15.34
39	Nebraska	\$15.22
40	Indiana	\$15.17
41	Ohio	\$15.00
42	Montana	\$14.90
43	Mississippi	\$14.84
44	Alabama	\$14.78
45	Oklahoma	\$14.78
46	Idaho	\$14.65
47	Iowa	\$14.57
48	West Virginia	\$14.49
49	South Dakota	\$14.12
50	Kentucky	\$13.95
51	Arkansas	\$13.72
52	Puerto Rico	\$9.68

¹ Includes District of Columbia and Puerto Rico.



² FMR = Fair Market Rent.

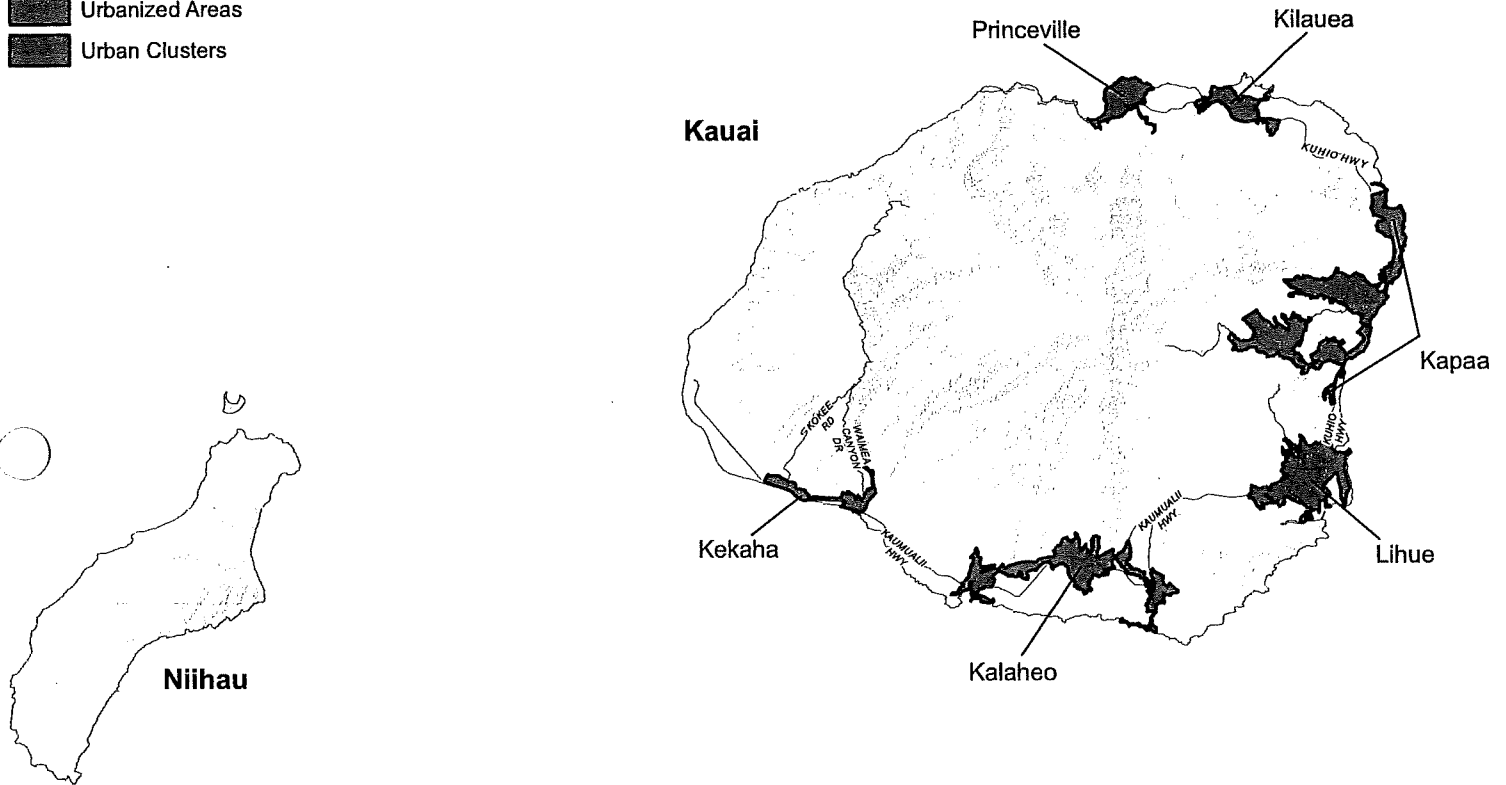
2017 TWO-BEDROOM RENTAL UNIT HOUSING WAGE

Represents the hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a **TWO-BEDROOM RENTAL HOME**, without paying more than 30% of their income.



2010 Urbanized Areas and Urban Clusters Kauai County

-  Urbanized Areas
-  Urban Clusters



This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Map No.: 20130724-04-DK
Map Date: 07/24/13
Sources:
HAWAII STATE
OFFICE OF PLANNING U.S. Census Bureau, 2010.



0 2.5 5 10
Miles

Exhibit---4

City	State	Population	Sq.Miles
Elizabeth	New Jersey	120,568	12.2
El Monte	Calif.	115,965	9.6
Inglewood	Calif,	112,580	9.1
Costa Mesa	Calif.	108,724	15.6
Downey	Calif.	107,323	12.4
Allentown	Pennsylvania	106,632	17.7
Lowell	Massachusetts	105,167	13.8
West Covina	Calif.	105,080	16.1
Daly City	Calif.	103,621	7.6
Norwalk	Calif.	103,298	9.7
Berkeley	Calif.	102,743	10.5
Santa Clara	Calif.	102,361	18.4
Cambridge	Massachusetts	101,355	6.4
Ventura	Calif.	100,916	21.1
Burbank	Calif.	100,316	17.3
Dearborn	Michigan	97,775	24.4
South Gate	Calif	96,375	7.4
Albany	New York	95,658	21.4
El Cajon	Calif.	94,869	14.6
Boulder	Colorado	94,673	24.4
Brockton	Massachusetts	94,304	21.5
New Bedford	Massachusetts	93,738	20.1
Compton	Calif.	93,493	10.1
Mission Viejo	Calif.	93,102	18.7
San Mateo	Calif,	92,482	12.2
Santa Barbara	Calif.	92,325	19.1
Vista	Calif.	89,857	18.7
Carson	Calif.	89,730	18.8
Lynn	Massachusetts	89,050	10.8
Westminster	Calif.	88,207	10.1
Miami Beach	Florida	87,933	7.1
Westland	Michigan	86,602	20.5

City	State	Population	Sq. Miles
Sunrise	Florida	85,779	18.2
Parma	Ohio	85,655	20.1
Trenton	New Jersey	85,403	7.7
Citrus Heights	Calif.	85,071	14.3
Hawthorne	Calif.	84,112	6.1
Santa Monica	Calif.	84,084	8.3
Whitter	Calif.	83,680	14.6
Somerville	Massachusetts	77,478	4.1
Beaverton	Oregon	76,129	16.3
Santa Maria	Calif.	77,423	19.3
Baldwin Park	Calif.	75,837	6.7
Redwood City	Calif.	75,402	19.5
Schaumburg	Illinois	75,386	19.1
Evanston	Illinois	74,239	7.7
Pawtucket	Rhode Island	72,958	8.7
Bellflower	Calif.	72,877	6.1
Wilmington	Delaware	72,664	10.8
Napa	Calif.	72,587	17.7

Kauai

71,300

75 sq. miles

ORIGINAL

Randall Francisco
P.O. Box 55
Hanapepe, HI 967616

Letter of Testimony

**LAND USE COMMISSION
NOTICE OF LAND USE COMMISSION SITE VISIT AND MEETING**

June 28, 2017 – 9:30 a.m.

June 29, 2017 – 9:00 a.m.

County of Kaua'i Moikeha Building Conference Room 2A/2B
4444 Rice Street, Lihu'e, Kaua'i, Hawai'i, 96766

June 22, 2017

Mr. Daniel E. Orodener and Members
Land Use Commission
Department of Business, Economic, Development & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804

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JUN 28 2017

STATE OF HAWAII
LAND USE COMMISSION

Dear Mr. Orodener and Members, Land Use Commission:

RE: A17-802 County of Kaua'i Housing Agency- Lima Ola HRS 201H Project

My name is Randall Francisco and I am a resident of Hanapepe Kauai. I am writing this letter in support of the County of Kauai's request for an amendment of the Agricultural Land Use District Boundaries into an Urban Land Use District for certain lands situated at 'Ele'ele, Kaua'i, Hawaii; consisting of approximately 75 acres, Tax Map Key No (4) 2-1-001:054 related to the Lima Ola HRS 201 H Project.

I do not need housing. I have the privilege of residing in my parent's home built in 1959 as part of the original subdivision in Hanapepe Heights. I have had many blessings since I spent my youth growing up in the house and community, moving away to attend college, establishing a career in higher education, returning to Kauai, relocating to the same home, affecting positive change and giving back to this island which has given so much to me. As the former president of the Kauai Chamber of Commerce, I have followed this project since its inception, fully understanding the long-term benefits of what a home means to people on the Garden Island. This project indeed represents socio-economic justice, pride of ownership and a deep sense of community, freedom and kuleana.

What struck me most about this project having attended several community meetings by the Kauai Housing Agency staff was the tremendous support and desire from attendees to see this project brought to life for present and future generations of homeowners and, especially, west Kauai residents. Also, not forgetting that this multi-generational community will offer options

Mr. Daniel E. Orodener and Members
Land Use Commission
Page 2 of 2

for many, including seniors. One lasting impression of a meeting was at the Hanapepe Neighborhood Center. The meeting provided attendees information about the project, including what they needed in order to prepare for the opportunity to participate in the process of qualifying as an applicant and homeowner.

About 16 women attended the meeting thanks to their teacher friend who notified them about the housing agency's community meeting and that this would be a great opportunity for them. I recall how awestruck I was to see these women at the end of their workday and early evening before dinner attend the meeting with their hopes and dreams of a possible home in their beloved Westside community. Each woman was clearly an important decision-maker in her household knowing full well what a positive outcome would be for the eventual project's build-out. As I listened to their questions and comments, it was very clear to me that these women were indeed not only learning and interested about this opportunity but most of all, what they would need to do to prepare for the eventual chance to apply for housing.

The irony of this meeting was that their teacher-friend was unable to attend as she was still in her classroom doing what all teachers do. However, her friends would apprise her of the meeting, as their friend was also interested in the opportunity of moving into one of the homes/house lots.

It has been just about 40+ years since the west Kauai has had a housing project of this significance. This project will continue the cycle of much needed housing for workforce needs, economic development, and residents endeared to the west side's values and quality of life.

What began as a dream of the late Mayor Bryan Baptiste has continued under the leadership of Mayor Bernard Carvalho and this west side community and our many, many partners and stakeholders.

I ask for your approval of this important and historic moment for Kauai residents.

Mahalo and aloha,



Randall Francisco
Hanapepe Resident

ORIGINAL

WILMA H. Holi

PO Box 368

Hanapepe, HI 96716

Ph: (808)651-3325

June 28, 2017

County of Kauai Moikeha Bldg. Conference Room 2A/2B

Commissioner Edmund Aczon, Chair

State Land Use Commission

PO Box 2359

Honolulu, HI 96804

Re: A17-802 County of Kauai Housing Agency-Lima Ola HRS 201H Project

TMK No. (4)2-1-001:054

LCA 7712 Mataio Kekuanaoa

Dear Commissioners,

In regards to this site, I am opposed to further action, including changing land designation until title to this portion has been cleared. This parcel is also identified as LCA 7712 awarded to Mataio Kekuanaoa. Attached is my genealogy to Mataio Kekuanaoa.

Thank you for this opportunity to present testimony.

Sincerely yours,

Wilma H. Holi

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LAND USE COMMISSION

Genealogy of Wilma Healani Holi

Kane	Wahine	Issue
Mataio Kekuanaoa	Kinau	Lot Kapuaiwa (Kamehameha V)
Lot Kapuaiwa (Kamehameha V)	Abigail Maheha	Keanolani
Olopuia Kamali	Keanolani	Keopuolani
John Kali	Keopuolani	Albert Kali
Albert Kali	Christina Vasconcellos	Olga Kali
Solomon Holi	Olga Kali	Wilma Holi

ORIGINAL

Hanapepe-Eleele Community Association

Hanapepe-Eleele.org

Hanapepe.Eleele.Kauai@gmail.com

PO Box 450

Hanapepe, Kauai, Hawaii 96716

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Testimony Before the State Land Use Commission

June 28, 2017

Regarding A17-802/County of Kauai, Housing Agency

STATE OF HAWAII
LAND USE COMMISSION

The Hanapepe-Eleele Community Association at its regular meeting on June 21, 2017, agreed to submit this testimony to the State Land Use Commission on the petition by the County of Hawaii, Housing Agency, to reclassify approximately 75 acres of State Land Use Agricultural District lands to the State Land Use Urban District in Eleele, Kauai.

The proposed land use reclassification would allow the proposed Lima Ola affordable housing project to be built over the course of several decades on actively cultivated coffee fields. At 75 acres for an estimated 550 housing units, Lima Ola would be the largest residential development in the Hanapepe-Eleele area in the last 25-30 years.

Over the course of about 18 months, the Hanapepe-Eleele Community Association has discussed the proposed Lima Ola project at numerous (exceeding 10) meetings. We have:

- Reviewed the project's environmental assessment
- Submitted comments on the draft EA
- Reviewed all drafts of the General Plan update and participated in General Plan public meetings and workshop
- Commented and testified extensively on the draft revised General Plan on this project and other land use changes and policy statements to the County of Kauai Planning Department and the Planning Commission
- Been consulted by Jean Souza and updated on her intervention on the petition before the Land Use Commission

We support housing for Kauai residents. We also support the proposed Lima Ola project provided that conditions for approval be imposed that adequately address our concerns related to:

- Adverse impacts at Eleele Elementary School to accommodate students from the project
- Long-term and cumulative impact of increased use of Salt Pond Beach Park and establishment of a wide coastal strip for public use and enjoyment along the coastline from Port Allen to Numila

- The reclassification of the petition area has no relationship to the development of adjacent properties or nearby Agricultural lands
- Highway impacts surrounding the petition area and helping alleviate regional impacts
- Drainage from the petition area does not flood nearby highways and cause adverse impacts to downstream properties including the shoreline and ocean

We feel that the design of the project's drainage system, which is based on a 2-year storm is inadequate. It subjects our residents and other motorists on the highways to potential serious injury or even death during the flooding periods which will occur on the average of every three years. We recommend that the conditions on drainage imposed by the Land Use Commission on two prior affordable housing projects in Lanai City on Lanai Island (Docket No. A11-792/Department of Housing and Human Concerns, County of Maui) and North Kona on Hawaii Island (Docket No. A10-788/Hawaii Housing Finance and Development Corporation and Forest City Hawaii Kina, LLC) be used for this petition.

We generally support the conditions recommended by Intervenor Jean Nishida Souza and by the Office of Planning.

COUNTY COUNCIL

Mel Rapozo, Chair
Ross Kagawa, Vice Chair
Arthur Brun
Mason K. Chock
Arryl Kaneshiro
Derek S.K. Kawakami
JoAnn A. Yukimura



OFFICE OF THE COUNTY CLERK

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Scott K. Sato, Deputy County Clerk

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Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

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June 28, 2017

ORAL TESTIMONY OF JOANN A. YUKIMURA
COUNCILMEMBER, KAUA'I COUNTY COUNCIL

Land Use Commission Docket A17-802
County of Kaua'i Housing Agency
Lima Ola-201H

STATE OF HAWAII
LAND USE COMMISSION

ORIGINAL

Chair Aczon and Members of the Land Use Commission:

Thank you for this opportunity to testify as an individual councilmember of the Kaua'i County Council. My name is JoAnn Yukimura. For forty years – as a citizen, as a councilmember and as mayor – I have been a consistent advocate for wise land use on Kaua'i. Good planning is the only way to keep Kaua'i's rural character and *aloha* even as we grow and change. (The good news is that maintaining Kaua'i's rural character has been a consistent goal from General Plan to General Plan.) Over that same timeframe, I have also initiated, facilitated and/or supported the building of over 1500 affordable homes.

Earlier this week, I submitted detailed written testimony showing how the proposed Lima Ola development in its entirety of 550 units contradicts the existing Kaua'i General Plan as well as the pending General Plan Update which is supposed to guide Kaua'i's development for the next 20 years, but will not do so if it is not followed. If you haven't already read my earlier testimony, I ask that you read it prior to making your decision on this project because it contains critical information related to the decision-making criteria that you have sworn to consider in Hawai'i Revised Statutes (HRS), Section 205-17.

In their respective testimonies Planning Director Michael Dahilig and Long Range Planner Marie Williams concur that Lima Ola does not conform to Kaua'i's General Plan or the Hanapēpē-'Ele'ele Development Plan. However, they minimize this fact by saying that the 201H process does not require conformance. I do not believe it is that simple.

It is important to understand the underlying rationale of HRS 201H. I believe it was established to facilitate the building of affordable housing, but I do not believe its intention is to brush aside Kaua'i's main goal of preserving its rural character or allow negative impacts such as major traffic build-up or destruction of agricultural lands in the name of affordable housing – especially when alternative sites exist for affordable housing without those negative impacts and with adequate infrastructure.

The fact that you, as Land Use Commissioners, have the discretion to approve or not approve or approve with conditions means that the authors of the law intended

Testimony Of JoAnn A. Yukimura

Re: A17-802 Re: Lima Ola-201H

June 26, 2017

Page 2

you to evaluate and judge whether a proposed housing project will be good for the community considering state and county goals and plans. To me that means that you can disapprove a project that will create a dysfunctional community, which is what will happen if we ignore good planning; or, you can approve with conditions that mitigate negative impacts. I think 201H was meant to provide a process to allow exceptions to enable well planned affordable housing – not to lower the bar on good planning.

The biggest problem with Lima Ola is its numbers. I suggest that you approve the Lima Ola project with the condition that only the land for the first phase be reclassified.

Both the existing General Plan and the pending Updated General Plan say that residential growth in the Hanapēpē-'Ele'ele District should meet regional demand – and that growth should be “incremental” (small steps) rather than “transformational” (large and high impact) in order to protect the rural character of the West Side. Regional demand is defined in the Updated General Plan by growth allocations to different regions. Of the 9,000 homes projected to be needed islandwide by 2035, 4% or 360 units are allocated to the Hanapēpē-'Ele'ele District. See Exhibit A. Yet, Lima Ola's 550 units plus Habitat for Humanity's already entitled 125 lots total 675 units, far exceeding the region's allocation. Add to that the 484 homesites anticipated from the Department of Hawaiian Homes adjacent to Hanapēpē Heights – and growth in Hanapēpē-'Ele'ele is out of control!

This amount of over-classified residential lands could result in a “second city” for Kaua'i – something that is completely contradictory to the goals of keeping the West Side rural and consolidating growth in Līhu'e and South Kaua'i in order to optimize infrastructure and prevent sprawl and traffic.

The implications for traffic around the West Side and to Līhu'e and South Kaua'i through Kalāheo are sobering. According to Exhibit B, taken from the Multimodal Land Transportation Plan (“MLTP”), the number of homes in the Hanapēpē-'Ele'ele area already exceeds the number of jobs in the region considerably, which means that there will be a large outflow of cars in the morning – probably toward the east and south, with a westbound traffic flow into the West Side in the afternoon. The build-up is already creating long queues reminiscent of the early stages of the intractable Kapa'a-Wailua congestion, a very expensive and difficult problem to address.

Both the South Kaua'i Community Plan and MLTP advise that traffic congestion cannot be solved by the addition of traffic infrastructure alone. With land use and transportation inextricably linked, it is important to locate housing close to jobs. Lima Ola locates housing close to housing rather than jobs. The same kind of housing (affordable) and no diversity of incomes or uses (e.g. convenience store, doctors' offices, restaurant, community center) will result in a greater dependency on the automobile and a potential imbalance of social problems.

In conclusion, Lima Ola in its entirety is inconsistent with the General Plan, the Updated General Plan, and the Hanapēpē-'Ele'ele Development Plan.

Testimony Of JoAnn A. Yukimura

Re: A17-802 Re: Lima Ola-201H

June 26, 2017

Page 3

It contradicts numerous State goals and policies under HRS Section 205. It is far more growth than is needed in the Hanapēpē-'Ele'ele District. After the first phase, a \$7 million water tank will need to be built, whereas potable water and sewage infrastructure is readily available at other sites on the West Side and elsewhere. Major traffic will be generated exacerbating the westbound traffic into Lihue/South Kaua'i and back. Limiting the project to its first phase will provide many affordable homes while mitigating its impacts in terms of traffic, ag land reduction, and development costs. It will also allow the Hanapēpē-'Ele'ele Community Plan process to develop a consensus as to where and how much growth is needed in the region, rather than one project setting the direction to the exclusion of community concerns. The 201H requirement of consultation with community groups doesn't mean perfunctory consultation that doesn't hear or address community concerns.

Thank you for this opportunity to testify. I am open for questions.

JOANN A. YUKIMURA
Councilmember, Kaua'i County Council

Exhibit A

Figure 1-2. Key Growth Trends (2010-2035)

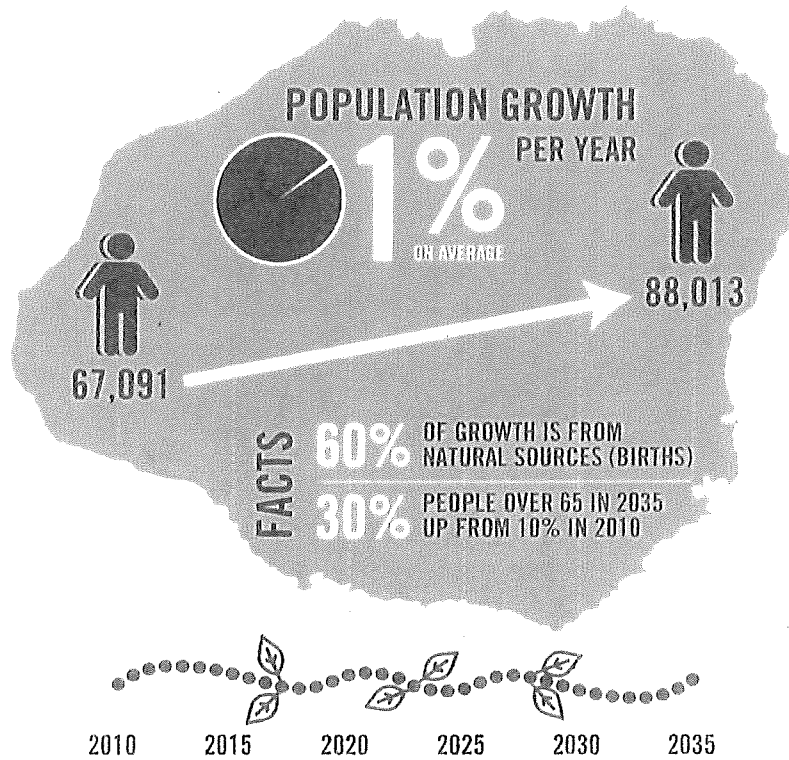
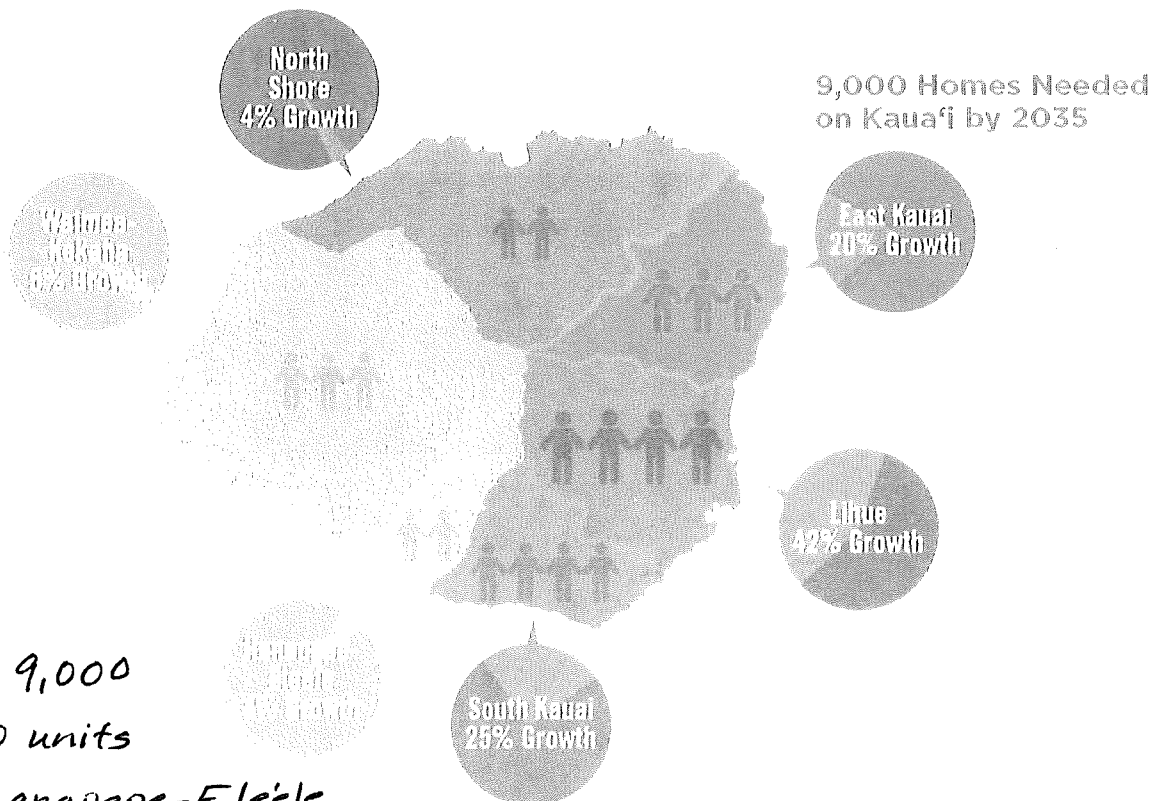


Figure 1-3. Growth Allocations by Planning District (2010-2035)



4% x 9,000
= 360 units
for Hanapepe-Ele'ele
till 2035

Exhibit A

Figure 1-2. Key Growth Trends (2010-2035)

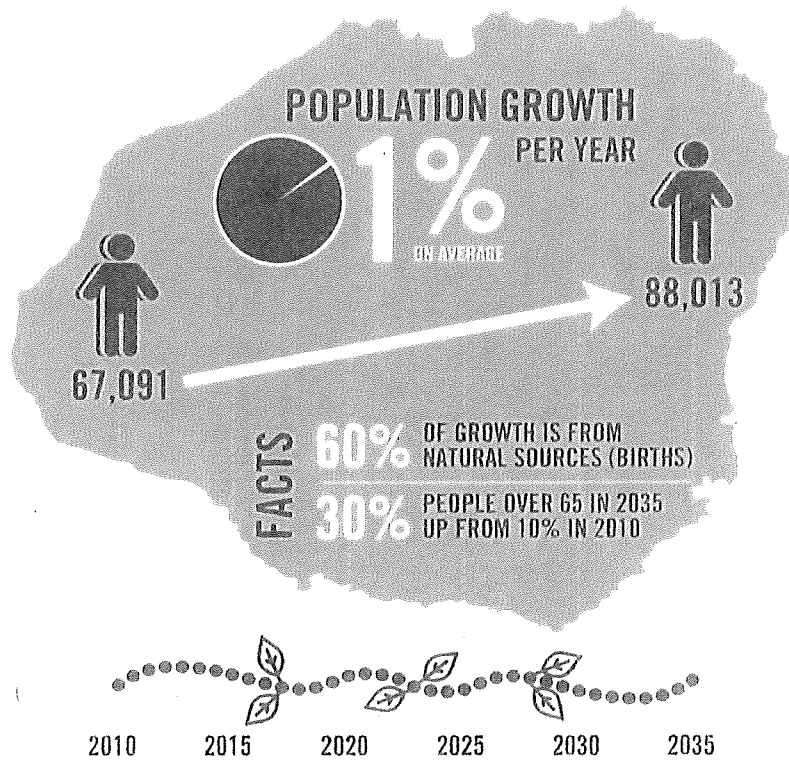
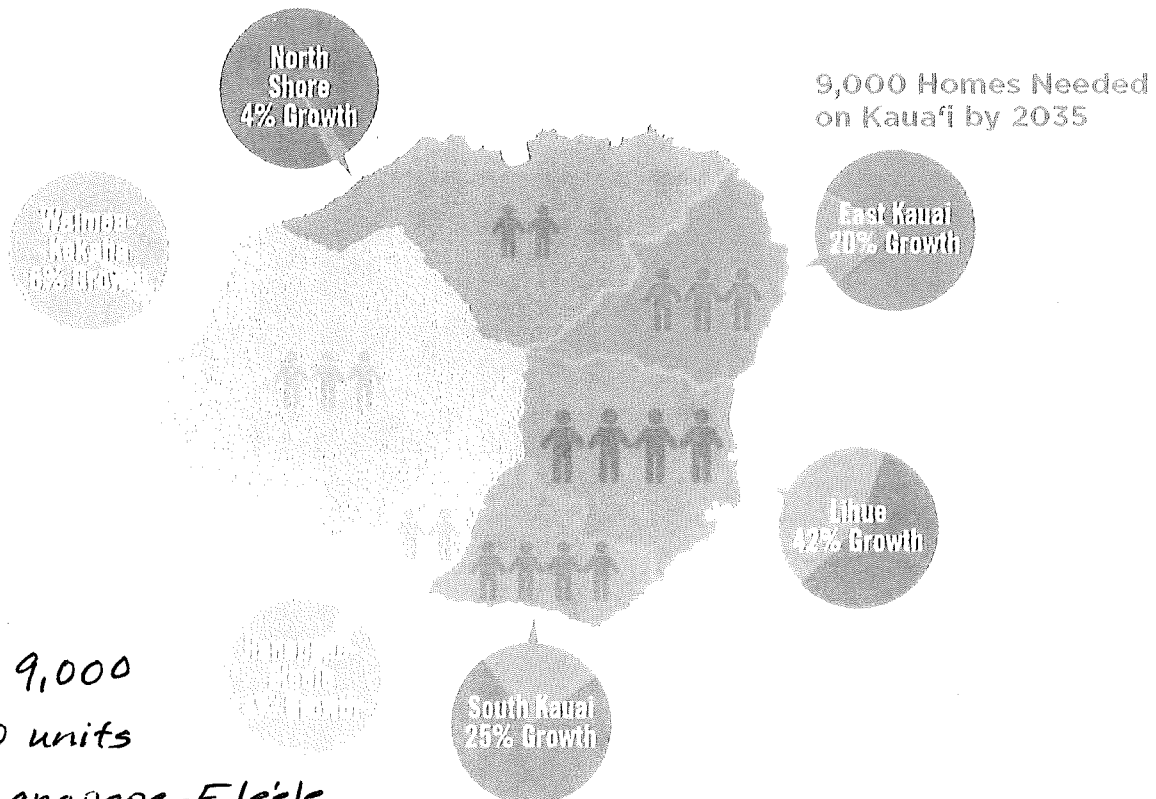
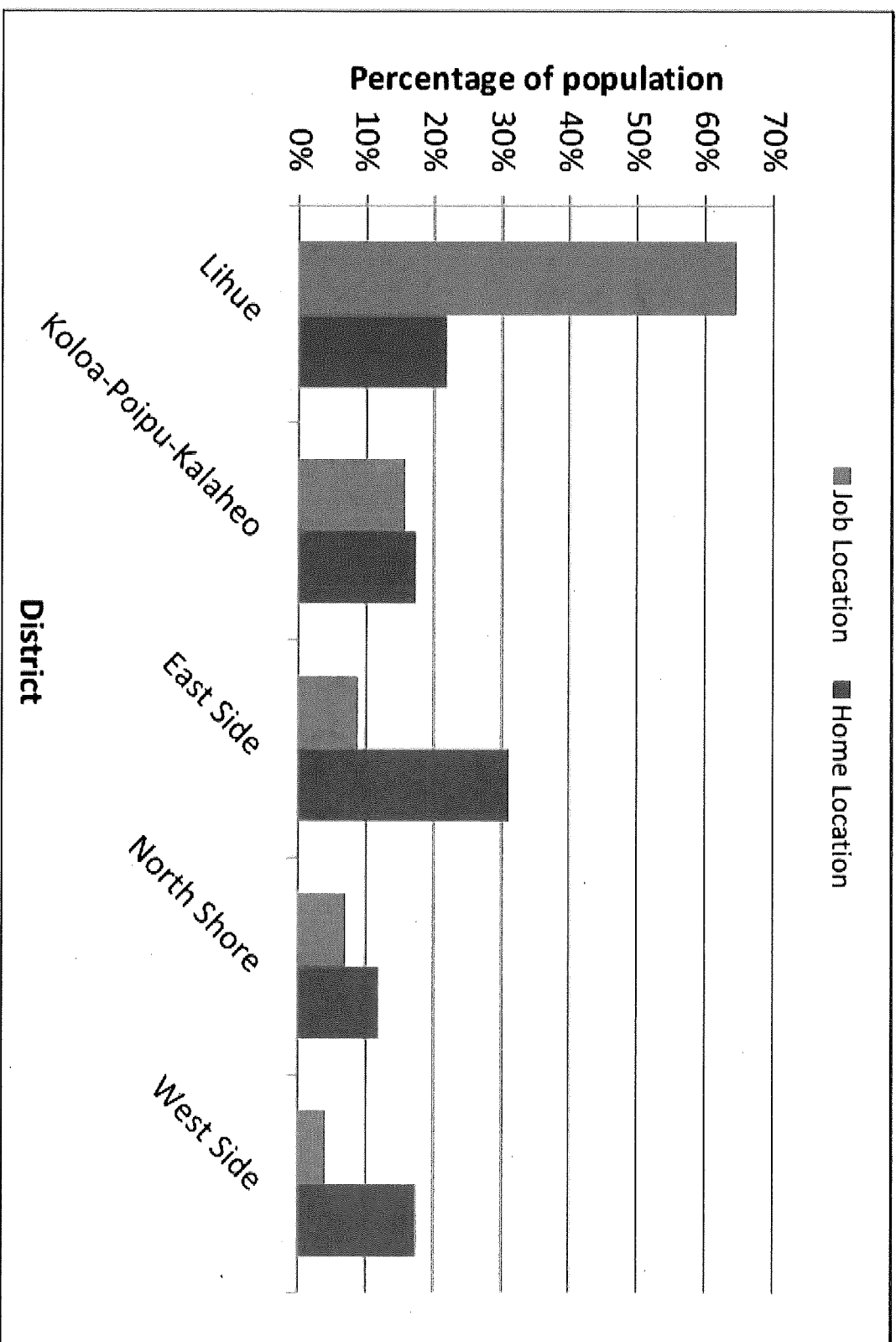


Figure 1-3. Growth Allocations by Planning District (2010-2035)



4% x 9,000
= 360 units
for Hanapepe-Elle'e
till 2035

Figure 4-2: Job and home location of Kaua'i residents in 2011



Source: Kaua'i Resident Travel Survey, 2011 (job location); U.S. Census Bureau, 2010 (home location)

COUNTY COUNCIL

Mel Rapozo, Chair
Ross Kagawa, Vice Chair
Arthur Brun
Mason K. Chock
Arryl Kaneshiro
Derek S.K. Kawakami
JoAnn A. Yukimura

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Council Services Division
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JUN 29 2017

STATE OF HAWAII
LAND USE COMMISSION

June 29, 2017

SUPPLEMENTAL TESTIMONY OF JOANN A. YUKIMURA
COUNCILMEMBER, KAUA'I COUNTY COUNCIL
Land Use Commission Docket A17-802
County of Kaua'i Housing Agency
Lima Ola-201H

Chair Aczon and Members of the Land Use Commission:

Thank you for the opportunity to testify before you yesterday.

In the interest of accurate information and for the record, I would like to correct a couple of errors in my previous testimonies submitted on June 26, 2017 and June 27, 2017. I would also like to clarify several of my statements made before you yesterday.

CORRECTIONS

With thanks to Mr. Minkin and apologies to all of you, I stand corrected with respect to the estimated cost of the water tank that would be needed for Phase II of the proposed development which is \$700,000, not \$7,000,000--a huge difference! This teaches me not to trust my memory next time! To the extent, however, that there is an alternative site that will not require the building of a water tank or such infrastructure, that site should be preferred.

I also wish to retract my statement that Lima Ola will not have a community center, which is not true. The error is in the second to the last paragraph on page 2 of my oral testimony of June 26, 2017.

CLARIFICATIONS

"Dysfunctional Communities"

I also want to clarify my answer to Commissioner Estes's question about disapproving Lima Ola because it would be a dysfunctional community. If I said that, I misspoke. I remember inadvertently skipping some words in reading my testimony and having to back track in order to speak accurately. I apologize for the confusion. I want to be clear: My reference to disapproving a reclassification that

would create a dysfunctional community was meant generically within the context of trying to clarify the powers of the LUC under HRS Section 201H. My written statement on the bottom of page 1 and top of page 1 of my oral testimony is a better articulation of what I was trying to say.

I think Lima Ola has a very positive purpose, which I support, but by its size, it will have significant negative impacts that will be difficult, if not impossible, to reverse. These negative impacts can be greatly mitigated if only the first phase is approved and the balance of housing units are distributed to other parts of the West Side and the rest of the island where the impacts and costs are fewer and the benefits greater.

The good news is that because of the farsighted thinking of the Housing Agency in guiding Habitat for Humanity's sizing of infrastructure, existing infrastructure is available to support the first phase of Lima Ola, and the County will not have to build infrastructure during the first phase in anticipation of subsequent phases.

HRS 201H

Attorney Matt Bracken asked if I was familiar with HRS Section 201H-38. Because I did not want to claim to be an expert, I said I was somewhat familiar. I want to clarify that I have read the applicable section and am aware of its focus on "minimum requirements of health and safety." The statutory provision containing that phrase, however, says the housing project must also be "consistent with the purpose and intent of the chapter."

The purpose and intent of the chapter is clearly to make affordable housing available. I see this intent inextricably tied to the State goal in HRS 226-4(3) "*to achieve (p)hysical, social and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring and of participation in community life.*" In that context, it makes no sense to approve an affordable housing development when the communities in which the affordable housing is located--both the town and the island--are degraded or rendered more dysfunctional. Nor does it make sense to make affordable housing more available, but increase the household transportation costs if the bottom line is to try to lower the cost of living for families--which is why locating affordable housing close to job centers is so critical. This point is covered in the Updated General Plan, and Planning Department personnel have emphasized over and over again that we must look at household transportation costs as part of housing costs.

To me, all of this means that the Land Use Commission has an obligation to evaluate any proposed development under the 201H process and can look at the project's consistency with County and State plans, and potential significant impacts on the community and the environment. In other words, the Commission cannot

ignore the issues related to good planning. Compliance with State and County plans is not mandatory, but it can and should be used to inform the Commission in terms of good planning.

I think the intent of 201H is to provide exemptions to enable and facilitate well-planned affordable housing. Its intent is not to allow affordable housing at any cost and to the detriment of the community in which the affordable housing will exist. That is why the Commission has options from which it must choose in order to exercise its discretion and judgement. That is why an EIS is part of the process--so the Commission can evaluate the impacts of a proposed project.

CONCLUSION

The provision of affordable housing is urgently needed. However, to provide affordable housing at the expense of good planning is counterproductive. If we do not keep our eyes on the big picture and abide by the standards of good planning, the real goal, which is to sustain and enhance the wellbeing of families needing affordable housing and the needs of the larger community in which they live (see HRS 226-4), will not be achieved in the end.

Reclassifying only the lands needed by the first phase of Lima Ola will be a win-win. It will provide affordable housing on the West Side in an accelerated time frame without causing the thus far unresolved issues of 1) regional traffic impact and congestion, 2) whether there are more cost-effective and less disruptive sites for affordable housing on the West Side and the rest of the island, 3) ascertaining consensus about the direction and scale of growth in Hanapepe-Eleele pending a community planning process, and 4) the impact of a "second city" which contradicts the direction given by the existing General Plan and the Updated General Plan.

By making such a decision, the Land Use Commission will be exercising its responsibility to the public interest in a nonpartisan, nonpolitical way that will provide a good future for individual families, for the community, and for the State of Hawaii.

Sincerely,

A handwritten signature in black ink, reading "JoAnn A. Yukimura". The signature is fluid and cursive, with a long horizontal stroke at the end.

JOANN A. YUKIMURA
Councilmember, Kaua'i County Council

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State of Hawai'i Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

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JUN 29 2017

STATE OF HAWAII
LAND USE COMMISSION

June 28, 2017

Aloha Chair Aczon and Members of the Land Use Commission:

As a resident of Kaua'i please accept my testimony in regards to Land Use Commission Docket A17-802, County of Kaua'i Housing Agency, Lima Ola 201H.

The last few decades of uncontrolled growth on Kaua'i have created intense pressure on our ecosystems, widened the gap of inequality, tipped the scales of balance in the quality of our personal and collective lives, and thus undermined the very foundation of a successful and fulfilled community. In spite of our dire need to reset our compass, we now have a Draft General Plan that has just been approved by the Planning Commission regardless of the fact that it is built on a less than sound foundation, at best, as it is based on: misinformed and outdated data; poor to no rationale for why or how the Planning Department made specific critical decisions about land use; narratives that don't match the land use maps; changes in community designations that are not supported by the communities they apply to. All of these shortcomings of the Draft General Plan apply to the recommendation to reclassify the district boundaries to allow the Lima Ola development.

There is no question that affordable housing is a priority need across our island, however, the recommendation to move forward with the Lima Ola development, as it stands in the Draft General Plan, lacks sound planning and adequate analysis including consideration of the following:

- Whether or not this is the optimal site for the Lima Ola including the economics of developing this location, convenience and easy access for potential future residents in regards to work place, transportation and fulfillment of basic domestic needs;
- The potential impacts on the Hanapepe and 'Ele'ele communities in regards to increase in traffic congestion and demands on infrastructure;
- Whether it supports the County's goal of "preserving Kauai's rural character, sense of place and aloha, even as we grow" as it is creating a net loss of valued prime agricultural lands.

In conclusion, I can say with great confidence that all of us on Kaua'i support the urgent need for truly affordable and compatible housing. Having said that, in the placement of affordable housing we need sufficient due diligence to ensure the density, design and basic quality of life factors are adequately met. The locating of

housing developments should also be consistent with the Draft General Plan's policy for each community. In the case of Lima Ola development, this would be inconsistent with the Hanapepe-'Ele'ele policy, which calls for an area designation of "incremental" rather than "transformational" growth. I urge you to take the time to ensure that a thorough analysis is conducted on the locating of the Lima Ola development prior to committing to any land use designation changes.

Thank you for your consideration of this matter.

Kind regards,
Anne Walton