

Kaua`i Planning Commission 2017 (General Plan Update)

Marisa Valenciana

From: [REDACTED]
Sent: Friday, March 10, 2017 3:02 PM
To: Kauai County General Plan
Subject: Enough

To whom this may concern: Kauai has been inundated by visitors. Time to think about locals who are stuck in traffic, and overcrowding at public facilities. No more hotels and large developments, fix our state and county roadways. Replace antiquated waste water treatment facilities, utilize waste. Especially keep roadsides clear and clean from waste and weed growth. I am a bicyclist and if I get injured or killed, the State and County **will** be sued for negligence. Use roundup already! Tourism is killing Kauai. Control it now. When the beauty and aloha spirit wane, no amount of money will bring it back. Now or never. Greed is stupidity, look at Oahu.
Keiki o kai aina-Sherwood Conant

Sent from my iPhone

Marisa Valenciana

From: [REDACTED]
Sent: Friday, March 24, 2017 9:19 AM
To: Kauai County General Plan
Subject: Hokua Place development - against

Dear Committee Members,

Until the traffic in Kapaa has been eased, please vote against giving an OK to Hokua Place. The traffic is already at a stand still at certain times of day and this development will only make it worse. Until the traffic problem has been eased please vote against giving permits to Hokua Place.

Aloha,
Marge Freeman
Kapaa, HI

Marisa Valenciana

From: [REDACTED]
Sent: Saturday, March 25, 2017 4:40 AM
To: Kauai County General Plan
Subject: Please do not allow the Hokua Place subdivision to be built as proposed!!

To Whom it May Concern:

I was alerted to the development plans for Hokua Place on Kauai by my cousin, who resides in Kapaa.

Similar over development has nearly ruined our little neighborhood in Orlando FL.

My husband and I were married on Kauai 28 years ago, and are frequent return visitors. Why? Because we believe it is truly the most beautiful place on the planet. Please do not spoil the natural beauty and low-key lifestyle of the island by allowing large expensive subdivisions. The traffic is already very difficult during most of the day, but especially at rush hour.

I can tell you that when we go on vacation, we do not want to be stuck in traffic for hours. That is what we are trying to escape from when we come to Kauai. Please think seriously about the damage that could be done to tourism (as well as to the lifestyle of the residents) if you allow overdevelopment of the island.

Thank you for your consideration.

Sincerely,

Lindsay Parrett

Marisa Valenciana

From: [REDACTED]
Sent: Saturday, March 25, 2017 5:36 AM
To: Kauai County General Plan
Subject: Hokua Place Testimony

To Whom it May Concern,

While reading this email, consider your relationship to the island and why you live here. Now imagine Hokua Place towering over the East Side, impacting all current residents way of life. Simple things like dropping the keiki off at school, commuting to Lihue or taking a quick dip in the ocean at noon, would take extra time due to the expected traffic with the proposed development. The traffic situation on the East Side has become horrific. Adding new residents to this burden is thoughtless and a mistake. The shopping villages on the East Side suffer from empty commercial spaces and lack a flow of tourist engagement. Why open ANOTHER commercial monstrosity that could potentially fail?

I imagine the tourists & residents don't come to Kauai to shop, rather enjoy the idyllic beauty our island affords. Hokua Place stands to impact the very essence of our environment. Burdening our sewers infrastructure and draining our precious ground water, not to mention the amount of pesticides and chemicals used to maintain a near perfect appearance of the proposed landscaping for Hokua Place.

I am a concerned steward of the land who loves Kauai and speaks for her future. Please don't burden her with profit driven infrastructure. Consider alternatives that will mark Kauai as an outstanding player in the future of sustainability and support future generations that will call her home.

With Respect and Aloha,

Hannah Weiss

Marisa Valenciano

From: [REDACTED]
Sent: Saturday, March 25, 2017 4:04 PM
To: Kauai County General Plan
Subject: No to Hokua place

To Whom It May Concern,

My husband and I vacation in Kapaa frequently. The increased traffic density has already been making us reconsider. This proposed development would strongly impact our decision to vacation there further since we would be looking for a place to get away from it all. This development sounds like it would primarily benefit the developer while negatively impact the locals and those of us looking for a great vacation option.

Sincerely,

Vicky and Steve Watkins

Sent from my iPhone

Marisa Valenciana

From: [REDACTED]
Sent: Saturday, March 25, 2017 11:46 PM
To: Kauai County General Plan
Subject: Testimony to the Planning Commission for the Draft General Plan (GP)

Dear Planning Commission Representative,

I am a concerned citizen writing to you to express my reservations about the proposed plan for development of Hokua Place in Kapaa.

Up to now, the agricultural zoning put in place to protect this important natural land has done just that: protected our most valuable natural resources in this area. What a shame it would be to lose what we have protected up to now to senseless development. My main concerns regarding this development proposal include the following: the proposal lacks provision of affordable housing, the development will lead to crippling traffic congestion, and the development will negatively impact the current infrastructure of the community.

The Hokua Place proposal provides for housing that is priced much higher than what it should be regulated at to consider it within county guidelines for affordable housing. These higher sales prices can have only one effect: to bring much wealth to the developer while providing little or no benefit or opportunity to the local community who relies on affordable housing opportunities.

The estimated potential increase to traffic in the area is also a point of contention. With the new development proposed for this area, the current roads would hardly allow for smooth flow of traffic in this region. Increased traffic and its potential negative consequences should be thoroughly investigated and possible solutions planned out in advance before allowing such a situation to come about.

Finally, the current infrastructure in place in the area for public use, including water supply, sewers, and landfills, would be pushed beyond their capacity should such a development be allowed to move forward. In turn, such negative impacts on these types of infrastructure could have a lasting negative effect on the natural environment in and around the area that would lead to undesired future outcomes for the lives of people in this area. All of this needs to be investigated in detail before moving forward with such a plan.

In summary, it is my strong belief that such a development proposal should come under more thorough and thoughtful scrutiny before being allowed to move forward. The potential negative impact it could have on the lives of people living in the area, as well as visitors coming to the area seeking to enjoy the natural beauty and offerings here, are most assuredly not worth the advantages to having such development. I urge you to take the time necessary to fully consider this plan from all angles before allowing anything concrete to move forward.

Thank you for your time and consideration.

Kind regards,
Jennifer Lorek

Marisa Valenciano

From: [REDACTED]
 Sent: Sunday, March 26, 2017 10:04 AM
 To: Kauai County General Plan
 Subject: Testimony re. Zoning of Proposed Hokua Place subdivision

To the County Planning Commission:

I am extremely concerned about the Planning Commission possibly approving/recommending to the County Council that the zoning of the land in question for the proposed Hokua Place development be changed from "Agriculture" to "Urban ". The Planning Dept. left the zoning as "Agriculture " in the General Plan draft, after over 200 testimonies against the development were submitted. I was very relieved that the Planning Dept. had listened to the testimonies and that this development was stopped in its tracks.

Now I hear that this decision was challenged by the Hokua Place developer again at a recent Planning Commission Meeting. The developer brought in 10 people to testify in favor of the Hokua Place subdivision and other proposed buildings, and the developer apparently promoted it as offering low key affordable housing, which the island needs, but this is not true.

Please consider the testimony provided by myself and other concerned residents of the Kapaa area in your consideration of this matter.

Affordable Housing (?):

Hokua Place does not truly offer affordable housing as it does not follow county rules that require 30% of units to be affordable. The lowest sales price according to the Hokua Place Environmental Impact Statement (EIS) is \$250,000, which is for a 2 BR. condo. Single homes will sell for \$650,000 to \$950,000.

Hokua Place Development's Impact on Traffic Congestion:

The proposed Hokua Place development couldn't be located in a worse spot. More residential units, and even some commercial stores, will cause more vehicle congestion on Olohele Road, the bypass leading to Kuhio HWY, and other streets in the area, already tied up with traffic. It looks like a nightmare in the making. In previous testimony to the County Planning Dept., I asked planners to please consider not allowing this, and any other new developments, to be approved until the traffic congestion problems on Kuhio Highway are resolved enough to truly handle more vehicles on the road.

The big concern for everyone I talk to about this is that there are housing or hotel developments that appear to be going forward before sufficient traffic mitigation measures have been put in place. I attended the Wailua-Kapaa Neighborhood Assoc. General Meeting in December, so I'm aware of the 3-10 year long term projects slated to help ameliorate the terrible East side traffic problem, but I didn't leave that meeting with assurance that they will solve the glut of traffic going both ways on Kuhio Highway from Kapaa to the north side of Kapaa. The proposed future DOT road expansion plans would also relieve the traffic congestion we have now, let alone deal with the added potentially 2,000 + cars from the Hokua Place development.

Infrastructure Overload:

The 100% loss deviation, which wasn't spoken about enough, is that Hokuia Place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Please do not approve the Hokuia Place development, for the sake of all of us who will have to bear the brunt of more density of traffic in already congested corridors; more housing, even if visually low key, that will really be for the wealthier among us, not the ones that truly need affordable housing; more strain on our infrastructure generally.

Respectfully,
Nya Day

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

10 K1 Virus-free. www.avast.com

Marisa Valenciano

From: [REDACTED]
Sent: Sunday, March 26, 2017 10:58 AM
To: Kauai County General Plan
Subject: testimony on Hokua Place

Please no up- zoning from Agriculture to Urban for Hokua Place.

I have lived in Kapaa for 27 years and I know how insane the traffic is already. By adding a potential 2,500 vehicles from Hokua Place onto the Bypass and Kuhio Highway, the Kapaa Crawl would come to a standstill. And proposed future DOT road extension plans would barely relieve the traffic mess we have now.

Infrastructure Overload: Hokua Place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Lack of Affordable Housing: Hokua Place is not following county rules that require 30% of units to be affordable housing.

Mahalo for your time and considering my concerns.
Aloha, Kirstin Morris, Kapaa

Marisa Valenciana

From: [REDACTED]
Sent: Sunday, March 26, 2017 11:02 AM
To: Kauai County General Plan
Subject: Hokua Place

To: Kauai Planning Commission:

Since there have been recent conversations to integrate Hokua Place into the General Plan, nothing has changed my mind about Hokua Place after already sending many letters to you and attending hearings for years. I am totally against this development. The main reason is the proposed traffic intersection next to the Kapa'a Middle School.

Already there are up to 100 cars trying to enter the school parking lot and the dirt lots across the school every weekday morning and then again as school closes. Driving from mauka on Oloheua Rd every morning and getting stopped on the steep hill and having to wait for stopped traffic trying to get into the parking lot, is already the most dangerous road on the Island. There is NO fix to this constant situation, and adding more lanes for ingress and egress into and out off the proposed subdivision, can not be engineered safely considering the topography of that area.

I am asking you not to include Hokua Place as a recommended land use change and also a proposed development of that land area.

Hoping you will consider my concerns, I am sincerely

[REDACTED]

Marisa Valenciano

From: [REDACTED]
 Sent: Sunday, March 26, 2017 5:02 PM
 To: Kauai County General Plan
 Subject: NO! to Hokua Place

Aloha,

I am alarmed to hear that the Planning Department and Commission are still considering approval of the Hokua Place development project.

This land must not be up-zoned, and for many reasons. Foremost, the development would have an incredibly adverse impact on our current traffic and infrastructure issues. In addition, it does almost nothing to address the problem of affordable housing.

Perhaps the reason the Planning Department has given any consideration to the proposed project is that there is a need for additional housing units on the island.

Unfortunately, this project doesn't even address this problem well, as there is a lack of truly affordable housing units in the plan.

Even if this point was rectified (with conditions) it is the responsibility of the Planning Department and Commission to find housing solutions that do not create other and bigger problems.

Right now, traffic in general, and traffic in the Kapaa corridor in particular, is one of the biggest issues the island is facing. There doesn't seem to be enough money (now or in the foreseeable future) to repair the roads we have, let alone create the roads we need to address our traffic woes.

Even if the roads proposed by the developer functioned at their very best, this would not address the horrific impact on Kuhio Hwy.

These are just the biggest reasons to say no. Just a few of the other problems: The impact on our water and landfill, and the addition of so many septic systems, when what we need going forward are sewer systems.

There may be a time in the future, when we have properly addressed the Kapaa traffic problem, when the Hokua Place project could make sense, but approving any up-zoning and allowing this project to move forward at this time would be an egregious error.

Rather than support the citizens and the economic health of Kauai, the project promises to do just the opposite.

Please do your homework and look into how these developers came to possess this property and when. The developers were gambling on speculating in housing development back before the housing bubble popped and the recession hit.

Let's be very clear that this was a gamble, because the land that was purchased was never intended for the type of development being proposed.

While I do feel empathy for anyone who may lose some money, sometimes gamblers lose.

It is not the responsibility of the Planning Department and Planning Commission to change the zoning designation to make sure these developers make good on their gamble.

Voting no will not be taking away any rights to which the landowners are currently entitled.

Here is the GOOD NEWS:

By voting against up-zoning, the Planning Commission will not be doing anything that can be construed as illegal, unethical or inappropriate.

The Commission need only decide to keep the land zoned as it was intended and decreed.

Please do not betray the confidence of the people of Kauai.

Please vote to maintain the agricultural zoning designation and vote **NO** to the Hokua Place project.

Thank you most sincerely,

Lorraine Newman

Kilauea

Marisa Valenciano

From: [REDACTED]
 Sent: Sunday, March 26, 2017 7:07 PM
 To: Kauai County General Plan
 Subject: Hokua Place Development Testimony

To the Planning Board,

I ask you to seriously consider the ramifications of yet another subdivision housing development I am referring to:

Hokua Place which would be a 769 dwelling subdivision (bigger than the House Lots), behind the Middle School in Kapaa.

as these are some of the most serious problems such a development will cause:

Debilitate Traffic: By adding a potential 2,500 vehicles from Hokua Place onto the Bypass and Kuhio Highway, pl

us that from 3 permitted hotels going up in the Wailua corridor, the Kapaa Crawl would come to a standstill.

And proposed future DOT road extension plans would barely relieve the traffic mess we have now.

Lack of Affordable Housing: Hokua Place is not following county rules that require 30% of units to be affordable.

The lowest sales price according to the Hokua Place Environmental Impact Statement (EIS) is \$250,000.

According to "Affordable Housing Prices"

a 2 BR in a Condo/multi-family unit for a family who makes \$36,900/yr, would pay \$87,600, whereas a 2 BR condo for a family earning \$59,000,

would pay \$190,300 for the same 2 BR Condo. According to Hokua Place (EIS). "The market multi-family units are proposed to be sold

in the range starting at \$250,000 to \$350,000 (average unit prices), depending on size and location.

Prices are subject to market conditions.

Affordable multi-family units would be sold in compliance with the Kauai County Housing Code."

Note: \$250,000- \$87,600= \$162,400 over charge.

The single houses will sell for \$650,000 to \$950,000!

Infrastructure Overload: Hokua place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Thank you for your attention to my testimony.

Warmest Alohas.

KatRama Brooks

Maria Valenciano

From: [REDACTED]
 Sent: Sunday, March 26, 2017 8:22 PM
 To: Kauai County General Plan
 Subject: Not Impressed With Over-Development of Kauai - re Hokuia Place

TO WHOM IT MAY CONCERN

I am from Canada and being from that country, which is very cold in the winter, my husband and I spent three months in Kauai from 1995 to 2006 and thereafter we extended our stay to almost six months. In the early years, people were clamoring for our business because of their recent emergence from the ravages of Hurricane Iniki. Traffic was very easily managed and we were happy about returning year after year. We stayed in Kapa'a at the Pono Kai Resort, year after year.

The last time I was in Kauai was February, 2015. I decided that was enough of Kauai! I was saddened by this decision but it was no longer the paradise we knew before. Not only had the prices of accommodation increased so it was no longer affordable for us, as part time residents, to stay in Kapa'a, but the apartment in the rainforest of Wailua was so damp that I had to leave early because of mold poisoning. When I left the vacation rental because after two weeks I was very ill from the mold, I took a hotel room, only to smell mold in the first room we were shown. I was at my wits end about how to help myself! I could hardly wait to get home where I would be safe, without having any satisfaction whatsoever about our winter getaway.

The second reason why I was highly disappointed with Kauai was the traffic. It is true that my husband and I saw the traffic increasing and increasing year after year, but in 2015 we spent so much time creeping along the roads that it was disheartening. We were always trying to figure out shortcuts to avoid traffic or timings when the roads may be more clear. We became fed up with that. I didn't want to be doing that anymore and have not returned.

I know the area very well where Hokuia Place wants to over-build residential units and am very disappointed in this plan. I am surprised that the City and County of Kauai would even consider this project to be feasible. My friends, who have lived in Kauai for most or all of their lives, find it almost impossible to find affordable housing. One of my friends, Jeannie is very concerned about where and how she will live in the future, along with her four pets! Another long term friend, Gaby, lives in her car and this has gone on for three years that I know about. These women are in their fifties to sixties and can no longer afford respectable accommodations. These are just two examples of many.

Friends, who came to Kauai because they wanted to visit with us during the winter, were thrilled about Kauai's country atmosphere with its small towns and absolutely glorious scenery. It is sad to think about what has happened to Kauai's ambiance even in the past few years. Thankfully, many people in Canada have found alternate accommodations on tropical islands in the Caribbean but I find they lack the heart of Hawaii, the aloha of the people and the astonishing beauty around every turn of the road.

That brings up the third reason why I left Kauai. It is because the Americans overtook the Hawaiian people and made the island just another state - Hawaii's unique native people are rarely, if ever seen unless there happens to be a hula show scheduled.

People will have horrendous traffic jams and waits on the roads wherever they go, for Kapaa is in the center of the densest traffic on the island already and this will increase dramatically if Hokua Place is allowed to construct its project. Parking in Kapaa will become the next thing to impossible. Kauai was my dream home away from home that I was excited to go to every year for twenty years but in my mind the City and County of Kauai have not done a good job to keep the island pure. I do hope that body of governance continues to keep to their rule, as they have also done in Tahiti, of keeping the buildings low and never higher than a coconut palm tree. We all know what Oahu is like. Who wants that kind of commerce on sweet Kauai?

Aloha,

Ariana Sheran

Marisa Valenciano

From: [REDACTED]
Sent: Sunday, March 26, 2017 9:42 PM
To: Kauai County General Plan
Subject: Hokuia Place up Zoning

As a resident of Kapahi I am opposed to upzoning of the area behind Kapaa Middle School from Agricultural to Urban/Residential. My concerns are for the impact that over 750 residences would have on traffic, infrastructure, water and loss of agricultural open space in the already over stretched Kapa'a corridor.

Mahalo nui loa--

[REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 2:28 AM
To: Kauai County General Plan
Subject: testimony for Hokua Place hearing, 3/28, room #2, Civic Center

Dear Planning Commission,

I am a resident of Kapaa living off Haleililo Rd in the Wailua Houselots. To get to town or to go north I almost always take the bypass, now, because of the heavy traffic.

Traffic has been exceedingly been backed up both going to and from town, and increasingly more often backed up way far back on the bypass going south.

The new Kapaa/Wailua resort/hotels that are already approved and planned will add a huge burden to traffic as well as other infrastructure water, sewage and landfill needs. This Hokua development (bigger than my neighborhood!!!) will surely bring us to a breaking point .

No UP Zoning from Agriculture to Urban!

Can you really expect visitors getting their cars at the airport and then facing a traffic ridden drive to get to the northshore on their holiday to "paradise"? Tourism is our biggest business here. What will Kauai do when visitors decide they have enough traffic jams where they live and go elsewhere on their vacations?

We are at a place here on Kauai where decisions now will make or break our rural lifestyle for residents and Kauai as an idealic travel destination for visitors.

What about Kauai's serious affordable housing shortage? Hokua's proposed starting sell prices are hardly at an affordable range!

I am sure you already personally know long time local residents who have already had to leave Kauai because they could not find an affordable place to rent or buy.

The developer was already refused once. But here he is pushing his self serving agenda again! Do not be swayed by his white washed arguments.

Ag zoning was supposed to have been kept intact in the General Plan draft which many of our residents spent so much time giving testimony and contributing their input.

Please, I urge you, DO NOT GIVE IN! Stand up for Kauai and say NO to Hokua Place.

Thank you!

[REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 7:46 AM
To: Kauai County General Plan
Subject: Proposed Hokua Place Development

In evaluating a zoning change to allow a development to proceed the Commission must consider many factors from the perspective of what's best for the citizens of Kauai. Costs and benefits need to be assessed.

The "costs" have been clearly cited as negative impacts on the already overburdened infrastructure, and a significant increase in traffic congestion.

The "benefit" of providing more affordable housing has been cited by the developer, but is it real? The proposed selling prices for the "affordable" units are substantially above the levels provided for in the Kauai County Housing Code.

There is no way I can rationalize the Commission allowing Hokua Place to proceed unless the developer provides a MUCH larger contribution to offset significant costs that the citizens of Kauai would bear.

Allan Rachap

[REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 9:51 AM
To: Kauai County General Plan
Subject: Hokua Place

Aloha,

I live in the Wailua Houselots, and often have business in Kapaa.

The traffic through Kapaa is so bad already that depending on the time of the day it may take anywhere from 10 to 40 minutes to drive the 4 1/2 miles from my house to the Kapaa neighborhood center (40 minutes for one way, but equally bad in both directions). I have spent 30 minutes on the Kapaa bypass alone going south, traffic being backed up way beyond the Farrias Ranch entrance.

The traffic situation needs to be fixed ****before**** any further housing development in Wailua north of Wailua is even discussed, more housing will add more cars on the road and this will further congest the traffic.

Also, the units are too expensive for local families and will just encourage more people to move here from the mainland. We do not have other infrastructure like sewer and water in place for more populations, our landfill is full too.

[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 10:14 AM
To: Kauai County General Plan
Subject: UNBELIEVABLE

I'm now stuck in traffic at ONO RESTAURANT ...TRYING TO GET TO WILCOX HOSPITAL!! MORE CARS ARE YOU KIDDING??? IS OUR PLANNING COMMISSION ON THE ROAD ? NO HOKUA !
VIVIAN HAGER
KAPPA RESIDENT

Sent from my Verizon Wireless 4G LTE smrtphone

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 2:10 PM
To: Kauai County General Plan
Subject: New Development

Are we giving due thought to whether our little Island can sustain another huge influx of population?

Thank you,
Kathy Matara

Marisa Valenciano

104

From:

Sent:

To:

Subject:

Monday, March 27, 2017 2:10 PM

Kauai County General Plan; Marie Williams

Proposed HoKua PI development zoning from Agriculture to Urban

To the Planning Commissioners of Kauai County--Chair Keawe, Vice Chair Ho, Commissioners Mahoney, Ahuna, Katayama, Apisa, Nogami-Streufert,
From Sharon Goodwin,

So, it comes down to you members of our Kaua'i County Planning Commission!

You are the ones who will decide if the environmental impacts and degradation that will occur with a development on the scale of a HoKua PI (769 dwellings) should go forth, or land remain Agriculture which is an appropriate and righteous designation, a land area that may be organically farmed to provide sustenance for people.

Planning Commissioners, you are the ones who must not turn a blind eye to environmental and health impacts such as traffic overload, inadequate sewage capacity and water flow problems.

A visiting UH student exclaimed, "Kapaa traffic is worse than Waikiki!" Oahu planners /commissioners/legislators allow unbridled growth. Oahu citizens pay with long waits in traffic, tension, raised blood pressure, road rage, societal ills -- drinking/drugs and driving, and too numerous traffic deaths, particularly and unfortunately kupuna. Kauai eastside traffic is already in the tension, raised blood pressure index of the health scale, with the needle moving upward.

I heard Mr Greg Allen (Developer) presentation, Wailua-Kapaa Business Assoc meeting Dec 2014, consistently call Kapaa a "CITY" and sewage discharged from HoKua PI would "travel" to Lydgate Sewage Plant. For the County to agree to this responsibility seems insane to me. HoKua PI needs its own Sewage Treatment Plant+ a study+ an EIS.

Impacts to Water? This is a hot potato issue! How can there be enough water for HoKua PI when the DHHL cannot get approval for water assurance for Wailua Development? Kauai's citizens Public Trust water resources do not flow into the North Fork Wailua River, other Eastside streams, and the South Fork Wailua River. DHHL has first right to water. Water diversions and their myriad of issues must be dealt with and resolved. In Ola I Ka Wai: A Legal Primer for Water Use & Management by D Kapua'ala Sproat "Public Trust purposes have priority over private commercial uses, which do not enjoy the same protection." (Waiahole I. 94 Hawaii @137-39)


Planning Commissioners, the elephant in the room is the issue of Affordable Housing. In Dec 2014 Mr Allen stated 20% of develop- ment would be affordable. This does not meet the County's standard of 30% which would be a difference of 77 more affordable homes! And NOW, at what price? \$250,000 and \$300,000 are not affordable for many families. AND, for how long will Affordable stay Affordable? Commissioners, we need laws where Affordable remains Affordable in Perpetuity.

Developers make large profits on dense housing. That profit is literally "stolen" from citizens who are left with crowded roads and schools, inadequate infrastructure, and less \$\$\$ to cover new costs because new costs

become the responsibility of taxpayers. Sometimes developers' profits end up in legislators' pockets (campaign contributions), legislators who can influence less local control.

The choice is clear -- build a better future by careful and balanced planning and design OR allow developers to run rough-shod over our precious Kaua'i Island.

You, Planning Commissioners, must choose.

Mahalo for allowing me to submit my testimony, 

Marisa Valenciana

From : [REDACTED]
Sent: Monday, March 27, 2017 3:22 PM
To: Kauai County General Plan
Subject: Against Up-Zoning for Hokua Place Development

Dear Commissioners,
Please DO NOT up-zone the Agriculture Zoning in order to facilitate the Hokua Place development. Keep the area in Agriculture .

Thank you for your consideration .
Susan

#####

[REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 2:03 PM
To: Kauai County General Plan
Subject: Hoku development

Please, please do not approve this development. You And I both know
this will further erode our quality of life, adding more congestion to the traffic mess we now live with.
Mahalo

Dottie Perry
[REDACTED]

Sent from my Verizon 4G LTE smartphone

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 1:12 PM
To: Kauai County General Plan
Subject: Hokua Place

Dear Planning Department,

Please please please do not approve the zoning of this subdivision, Hokua Place. Kapaa is already inundated by traffic, and they want to add to that? Are they crazy? Please don't help destroy this island any more by approving more construction, by turning more farmland into houses for mainlanders to buy, especially construction that will add to Kapaa traffic directly !!! We must first handle the traffic situation. Please don't let them buy you off like Kealia Kai bought Mary Ann Kusaka ! Its really up to you to control and stop the new subdivisions until the underlying infrastructure is handled. And it ISNT !

Most Sincerely,
Abigail jones

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 12:11PM
To: Kauai County General Plan
Subject: Hokuia Place Infrastructure Overload

#1 Will NOT Bring Affordable Housing for real People who live Here!! Not following county rules!!
#2 Plus 3 permitted Hotels in the Wailua Corridor Will
Not Help/relieve the Kapaemahu Traffic ! #3
Infrastructure Overload:
The Water Supply, Sewer, and Landfill Which is already Near Capacity!!

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 12:07 PM
To: Kauai County General Plan
Subject: Against Hokua Place

To whom it may concern,

I write this as a concerned, longtime resident of Kauai. I would like to express my, and my family's opposition to the development plans for Hokua Place.

I am outraged at the proposed price ranges and lack of concern for providing affordable housing for our island's local residents. Traffic will become more of a nightmare along the bypass and Kuhio, and the impact of this development site will no doubt have a negative impact on our island's water supply, pollution, sewer, and landfill.

Moving forward with this project makes clear that the leaders in the Planning Commission are completely losing sight of our island's values and are failing to protect the quiet, the sacred, and spaciousness we hold dear. Once these things are gone, they are gone and the island will never be the same.

We hold you accountable to make responsible decisions for the wellbeing of the island and will be spreading word and watching closely.

[REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 11:12 AM
To: Kauai County General Plan
Subject: Hokua Place Development

Please do NOT allow this development to continue!

I live up on Waipouli Road which will be severely impacted by this project.
there are already many new homes under construction in this area.
with this proposed development the traffic which is already unbearable way too often, will become a gridlock for residents trying to get to work, get to the schools, in to town or to a doctor or hospital emergency.

Kauai needs affordable housing which this development will not address.
to impact the infrastructure, the water, sewers and roadways without a positive impact for the present residents of kauai is not a solution, it is a problem.

Please support the present community and DO NOT support this development.

thank you,

[REDACTED]

Marisa Valenciana

From: [REDACTED]
 Sent: Monday, March 27, 2017 10:49 AM
 To: Kauai County General Plan
 Subject: STOP!!! Needed infrastructure BEFORE DEVELOPMENT APPROVAL

To:
 Kauai County Planning Commission:
 Traffic planning and lack of infrastructure need serious consideration and set in place before another development is allowed to impact our island home.

Hokua Place would be a 769 dwelling subdivision (bigger than the House Lots), behind the Middle School in Kapaa, plus a commercial area, with stores, in an area that suffers from horrific traffic now. Over a hundred residents testified in prior GP hearings against up-zoning, which is necessary for the project to go forward. The Planning Dept. took action to keep the Agriculture Zoning intact in the GP Draft. However, that decision is being challenged by the Hokua Place developer again. We must be vigilant in our testimony in order to support that progressive action of the Planning Dept. Please testify "no up-zoning from Agriculture to Urban". The development encompasses 14.3 acres, which means that an additional 82.7 acres would also be zoned Urban, meaning many more houses later.

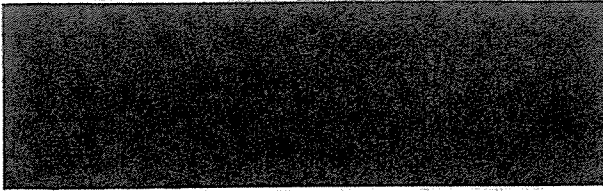
3 points to take into account BEFORE subdivision is allowed:

1. **Lack of Affordable Housing:** Hokua Place is not following county rules that require 30% of units to be affordable. The lowest sales price according to the Hokua Place Environmental Impact Statement (EIS) is \$250,000. According to "Affordable Housing Prices" -(see chart), a 2 BR in a Condo/multi-family unit for a family who makes \$36,900/yr, would pay \$87,600, whereas a 2 **BR** condo for a family earning \$59,000, would pay \$190,300 for the same 2-BR Condo. According to Hokua Place (EIS), "The market multi-family units are proposed to be sold in the range starting at \$250,000 to \$350,000 (average unit prices), depending on size and location. Prices are subject to market conditions. Affordable multi-family units would be sold in compliance with the Kauai County Housing Code."
 Note: \$250,000- \$87,600= \$162,400 over charge. The single houses will sell for \$650,000 to \$950,000!
2. **Debilitating Traffic:** By adding a potential 2,500 vehicles from Hokua Place onto the Bypass and Kuhio Highway, plus that from 3 permitted hotels going up in the Wailua corridor, the Kapaa Crawl

would come to a standstill. And proposed future DOT road extension plans would barely relieve the traffic mess we have now.

3. **Infrastructure Overload:** Hoku place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Thank you for considering my concerns.



Marisa Valenciana

From : [REDACTED]
Sent: Monday, March 27, 2017 9:35 PM
To: Kauai County General Plan
Subject: Testimony for Tuesday - Hokua Place is not following county rules

To Planning committee and whomever it may concern:

At the very least this development should follow the rules.

Hokua Place is **not following county rules** that require 30% of units to be affordable. The lowest sales price according to the Halma Place Environmental Impact Statement (EIS) is \$250,000. According to "Affordable Housing Prices" -(see chart), a 2 BR in a Condo/ multi-family unit for a family who makes \$36,900 / yr, would pay \$87,600, whereas a 2 BR condo for a family earning \$59,000, would pay \$190,300 for the same 2-BR Condo. According to Hokua Place (EIS), "The market multi-family units are proposed to be sold in the range starting at \$250,000 to \$350,000 (average unit prices), depending on size and location. Prices are subject to market conditions. Affordable multi-family units would be sold in compliance with the Kauai County Housing Code.

mahalo,

Jonathan

In the case of good books, the point is not how many of them you can get through, but rather how many can get through to you. -Mortimer J. Adler, philosopher, educator, and author (28 Dec 1902-2001)

Marisa Valenciana

From: [REDACTED]
 Sent: Monday, March 27, 2017 10:00 PM
 To: Kauai County General Plan
 Subject: PLEASE OPPOSE HOKUA PLACE

1. **Lack of Affordable Housing:** Hokua Place is not following county rules that require 30% of units to be affordable. The lowest sales price according to the Hokua Place Environmental Impact Statement (EIS) is \$250,000. According to "Affordable Housing Prices" -(see chart), a 2 BR in a Condo/multi-family unit for a family who makes \$36,900/yr, would pay \$87,600, whereas a 2 BR condo for a family earning \$59,000, would pay \$190,300 for the same 2-BR Condo. According to Hokua Place (EIS), "The market multi-family units are proposed to be sold in the range starting at \$250,000 to \$350,000 (average unit prices), depending on size and location. Prices are subject to market conditions. Affordable multi-family units would be sold in compliance with the Kauai County Housing Code." Note: \$250,000- \$87,600= \$162,400 over charge. The single houses will sell for \$650,000 to \$950,000!
2. **Debilitating Traffic:** By adding a potential 2,500 vehicles from Hokua Place onto the Bypass and Kuhio Highway, plus that from 3 permitted hotels going up in the Wailua corridor, the Kapaa Crawl would come to a standstill. And proposed future DOT road extension plans would barely relieve the traffic mess we have now.
3. **Infrastructure Overload:** Hokua place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Aloha, I have put the before mentioned points at the head of this letter to emphasize the common sense points. Please oppose this monstrous sub-devision which would cause t raff ic to clog up ALL ROADS from Kapaa to Lihue. We need infrastructure BEFORE housing developments, and we only need to proceed with this plan if we want to turn into Oahu. Every step you taken to give developers what they want ahead of the good of the community sells out the soul of Kauai. Please oppose this.

Thank You,

Denise Woods, [REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 10:04 PM
To: Kauai County General Plan
Subject: The expansion situation

I have been told by someone who is in the know that 5 permits for large new developments were given out long ago. They are now just getting ready to develop them. This situation of overcrowding and destroying our island is not new. I was told once the permits are given, there is no turning them back. What about the lack of infrastructure and more than one highway to support them? The sad part is that once it is done, it cannot be undone. Not many are going to switch to bicycling and it is not safe anyway with all the traffic.

Where is the money going to come from and the space to invest in new highways? So now we have the Dairy, GMO's and overcrowding and many pollutants to destroy our tiny little island that used to be so pristine and beautiful. I still have to literally plug my nose and hold my breath from the sewer stench when I drive between Lihue and Hanalei. That was the case when I moved here 12 yrs. and nothing has been done to correct it. Where are people's heads?

Shanti

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 10:32 PM
To: Kauai County General Plan
Subject: Hokua Place Subdivision

Dear Planning Commission;

I was born and raised on Kauai and have seen many changes to this island. I remember when there was barely any traffic in Kapaa town.

Looking at the plans for zone changes at Hokua Place Subdivision is very disturbing. With 769 dwellings and a Shopping Center that will encompass an area larger than Wailua Houseslots (where I grew up), seems like a nightmare to me. The fact that there is no affordable housing and the impact to the Kapaa corridor will be devastating to the local residents as well as the tourist industry. I feel that there will be too great an impact on the infrastructure of Kauai. Kapaa has severe sewage, water and landfill issues that are not resolved. People coming from Princeville, going to the airport will have major problems with missed flights. I think that it is very precarious that the developers are trying to push this through before the General Plan Update is approved. This subdivision will benefit a few already wealthy developers who may or may not be from Kauai and will not be serving this community and the future vision of this island community. Let's make sure that Kauai does not become what exist today in many mainland cities as urban sprawl. We do not have the roads and space that they have. This area is still largely in the tsunami zone. With the coastline in jeopardy and the rising tides we do not want to risk the fact that in case of any emergency the roads are not further impacted. Let's look to the future for solutions not obstacles.

Thank you for your service to the people of Kauai. I hope you will do what is best for all the people who live, and visit this tiny gem of an island. Thank you for taking the time to consider my testimony.

Aloha,
Jill Kimie Sadoyama

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 10:10 PM
To: Kauai County General Plan
Subject: No Upzoning for Hokua Place

To: The Planning Commission of Kauai,

The Hokua Place project has failed to consider how this new construction would impact the people of Kauai. There is a lack of affordable housing in their plan. There is a need for more lanes on our highways before allowing additional construction of new residences. We are concerned about the impact to our infrastructure. We understand that three hotels have already been approved for the Wailua area. We need another bridge and highway that runs from Kapaa to Lihue. Traffic is already at a gridlock during late afternoons.

Please note: We choose to vote against the "upzoning from agriculture to urban" in this area of our island. Our people need to be able to get to work on time. Our kids need to get to school on time. There is enough frustration already as people struggle with commuting difficulties. Let's remember the needs of the Kauai people and address those first.

Ron & Peggy Kadey

[REDACTED]

From: [REDACTED]

Subject: Hoku rezoning project

Date: March 27, 2017 12:13:41 PM HST

To: All Planning Department members, Glerm_ / tcl1215 J:/ir>(t7

To All Members:

I strongly oppose the rezoning of this agriculture land for commercial use. Sure we need low income housing but any common sense or an EA or EIS would prove that this is not the place to put it. With a potential of 1600 to 2000 more vehicles coming out of this development they only have 2 routes to go- - - Oloheua to Kuhio highway or to the bypass to Kuhio Highway and we all know what a traffic mess these roads can be now at any time of the day.

Hopefully the leadership in our Administration and within the planning department (led by Mike Dehilig who I have a lot of respect for) will leave this area as ag land and for solar farming which my friend, Kurt Bosart has done with some of this land---clean energy that we all need.

We need wider roads on Kauai and making use of our cane haul roads like we did with the Kapaa by pass road. Vehicles are and will remain our major means of travel so we must plan for them---not for bikes, buses and walking.

And, above all else, we desperately need to put a moratorium on ALL future large scale construction until the infrastructure is put in place to handle it. We

must change our modus operandi and stop "ready, fire, aiming" which has caused the messes we are in today.

We can start today by making sure that this area is not rezoned.

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 4:01 PM
To: Kauai County General Plan
Subject: Writing to let you know I am against Hoku Place

Dear Planning Commission members,

Please do not bow to this developer!

Infrastructure is not in place to allow a development of this size.

Traffic is already horrendous, and would just make it worse!

They are not planning on having 30 percent of the development be low income housing as required by Planning Commission.

I am very much against this development being allowed!

Sincerely,
Lyn Wandell

[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 4:49 PM
To: Kauai County General Plan
Subject: Hokua Place

To whom it may concern:

Don't even think about approving the Hokua Place project. This land is not zoned for the density proposed for very good reasons. Congestion, traffic, pressure on infrastructure--these are major reasons to deny this development. The Developers need to work with the County in finding land already zoned for housing and work on that if they must. Why grant zoning on land that can already be used as it's zoned for and make adequate money for the Developers. This project is designed, quite simply, to make money for the Developers, not in any sense to help the people of Kauai. Developers, of course, can't be faulted for wanting to make money. Some of the names associated with this project were associated with the failed subdivision, Kulana. It is your job to weigh the effects of the project on the populace. Please do not approve this project.

Wil Welsh, [REDACTED]
[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 5:32 PM
To: Kauai County General Plan
Subject: Regarding Hokua Place

"No up zoning from Agriculture to Urban"

Reasons why this should not go forward

1. Lack of Affordable Housing isn't accurate! \$250,000 is not affordable for families making 36,000 or even 89,600 per year
2. Deabillitating Traffic that area is already being challenged and to add the traffic from your proposal is unwise to ridiculous
3. we already have an overload on our Infrastructure which is already near capacity

I am against building the Hokua Place.

DonnaBielby

[REDACTED]

[REDACTED]

M arisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 7:17 PM
To: Kauai County General Plan
Subject: Hokua Place

Dear Planning Commission ,

Please do not change zoning for Hokua Place, in Kapaa. Please keep the zoning in agriculture , and DO NOT up zone *to* urban.

Many reasons:

- 1) Tra ffic, as you know, East side is already choked with cars, with no solutions, and this development will EXASPERATE traffic into gridlock.
- 2) Infrastructure overload of w ater , sewage, landfi ll .
- 3) The developers tout "affordable housing," which it IS **NOT** . Local people will not be able to afford living in this development . Developers are not following county rules that require 30% affordable units.

PLEASE DO NOT CHANGE THE ZONING. KEEP IT IN AGRICULTURE.

Thank you,
Robin Yost
Kap aa

Marisa Valenciana

From: [REDACTED]
Sent: Monday, March 27, 2017 7:19 PM
To: Kauai County General Plan
Subject: Testimony to NOT develop Hokua Place

To whom it may concern,

I am a resident of Kauai and do not support the development of Hokua Place. The following are just some of the main reasons:

1) Lack of Affordable Housing:

Hokua Place is not following county rules that require 30% of units to be affordable.

The lowest sales price according to the Hokua Place Environmental Impact Statement (EIS) is \$250,000. According to "Affordable Housing Prices" -(see chart), a 2 BR in a Condo/multi-family unit for a family who makes \$36,900/yr, would pay \$87,600, whereas a 2 BR condo for a family earning \$59,000, would pay \$190,300 for the same 2-BR Condo.

According to Hokua Place (EIS), "The market multi-family units are proposed to be sold in the range starting at \$250,000 to \$350,000 (average unit prices), depending on size and location. Prices are subject to market conditions. Affordable multi-family units would be sold in compliance with the Kauai County Housing Code." Note: \$250,000- \$87,600= \$162,400 over charge. The single houses will sell for \$650,000 to \$950,000!

2)Debilitating Traffic:

By adding a potential 2,500 vehicles from Hokuia Place onto the Bypass and Kuhio Highway, plus that from 3 permitted hotels going up in the Wailua corridor, the Kapaa Crawl would come to a standstill. And proposed future DOT road extension plans would barely relieve the traffic mess we have now.

3) Infrastructure Overload:

Hokuia place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Malama o ka vaina,

Marta Barreras

M arisa Valenciana

From : [REDACTED]
Sent: Monday, March 27, 2017 7:49 PM
To: Kauai County General Plan
Subject: Testimony regarding new housing development

To Whom it may Concern,

I am writing to express my concern regarding Hokua Place. I am a teacher at Kapaa Elementary School and a resident of Kauai. Although I agree that housing is important, any new housing should be affordable housing. It should be housing that caters to people that are not working residence of the island. These units are far too expensive for most of the people who lived and work here. Secondly, I am very concerned about the lack of infrastructure to support such development. We cannot just keep inviting more and more people on to Kauai without making provisions to provide for them. Are there enough resources to do so? Has a careful study been done on the impact of water, sewer and electricity? Lastly, a housing unit such as this is bound to have a significant affect on our already burgeoning traffic. Please carefully study these implications before going through with such a project.

Thank you,
Kristina Kenegos

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 7:55 PM
To: Kauai County General Plan
Subject: No to Hokua Development

Dear Planning Commission:

To Whom It May Concern,

I urge you to please vote against the development of Hokua Place, in Kapaa, near the Kapaa Middle School.

I live in Kapahi and I travel on Ka' alumni and Kawaihau Road daily for every task, work, groceries, social, medical , etc. There is an horrible traffic congestion problem already, especially at rush hours for work and school drop off/pick up times. There are many accidents occurring due to the traffic issues. There are children pedestrians that walk from the Middle school to the ball park bus stop and surrounding area; they would be adversely affected by the increased traffic the development would bring. Also, bicyclists, that help to reduce road traffic, would be put more at risk by the increase in road traffic.

Please also consider the issues of septic tank overflows and water consumption that the development would increase.

Please, I urge you to protect and preserve the beauty and cultural rural lifestyle of Kauai. Reduce development and plan for a sustainable future of Kauai. Our roads and infrastructure cannot handle the amount of tourists and increasing residents of our lovely garden island of Kauai.

I urge you to plan for a sustainable and ecologically sound future of Kauai.

Thank you.

Sincerely,
Ms. T. Pua La'a Norwood

*Aloha ke kahi ke kahi.
Malama pono, malama kino.
E Ola!
(Love each other, one another.
Care for/Respect Righteousness, care/respect your body.
Live life in Health!)*

PuaLa'a



Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 8:57 PM
To: Kauai County General Plan
Subject: Hokuia Place

I was disappointed to hear that this project has once again reared its self-serving head. As a resident and daily commuter on Oloheua Rd, the thought of the additional congestion to this particular area of Kapa'a is most unsettling. With the historical difficulties in mediating the traffic challenges in this corridor, it's hard to understand how a project that is sure to exacerbate the situation would be given further consideration.

Traffic aside, I am also perplexed by the assertion that this is truly affordable housing. All the stats I have seen point to another housing development that is beyond the financial reach of the population it is meant to serve. I applaud efforts to address the shortage of housing on Kauai, but see this as a more direct benefit to the developer than the community.

Finally, my understanding is that the Kapa'a infrastructure is near capacity, in terms of water & sewage management. A project of this magnitude could do irreparable harm to this delicate balance.

Please do what is in the best interest of this land and keep it zoned agricultural.

Mahalo,

Geoff Shields
[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Monday, March 27, 2017 9:25 PM
To: Kauai County General Plan
Subject: Just Say No ! (To Hokua Place Developement)

Come on Planning Committee how could you even consider the Hokua Place Development project?! That whole area is already totally over burdened with traffic. We don't need all those houses right there! It makes no sense what so ever. Stop being greedy and start focusing on fixing the roads and other infrastructure things that have been overlooked for far too long.

Do the right thing,

Rebecca Gorsline

[REDACTED]

To the Kauai Planning Commission,

The General Plan Draft 2017 has been revealed, with what appears to be a final Update - Supplement #4 - before its ultimate submission to the Commission for approval in some two months time. The implication is that this document is now nearly completed but its approval will be postponed for two months. It's not clear why it's being postponed nor what progress will happen during that time.

1) PLEASE EXTEND THE TIME ALLOWED FOR PUBLIC INPUT BETWEEN MARCH 28 AND THE DATE SET FOR PLANNING COMMISSION TO TAKE FINAL ACTION ON THE GENERAL PLAN. PLEASE PROVIDE A CLEAR, PUBLIC TIMELINE AND MILESTONES FOR MOVING THE UPDATE PROCESS FORWARD BETWEEN NOW AND THE EXTENDED COMMISSION SIGN-OFF DATE.

The Planning Department has done a remarkable job of gathering and inserting every comment the public has offered, but the effort to include everything has lacked over-all thematic coherence. Furthermore, with this Supplemental #4, previous public input has been reversed apparently based on more recent input without explanation for how the reversal was justified or reconciled. It often appears that the analytical process needed to reconcile and marry material from our highly diversified communities into one Plan has not taken place, but rather the method has been to simply increase the list of opinions as they arrive or arbitrarily choose one over another. There is no over-all framework which coalesces ideas to fit within a leadership model for the island's future. For the past 8 months the community has been recommending that a framework be built to structure Kauai's future. We have asked that this framework create an overview which allows for all the geographical, cultural, ethnic and economic differences to knit together.

2) PLEASE EXTEND THE TIME ALLOWED FOR WORKING ON THE GENERAL PLAN IN A GOVERNMENT/COMMUNITY/ISLAND-WIDE PARTNERSHIP SO THAT THE PLAN CAN TRULY REPRESENT KAUAI'S INTEGRATED NEEDS AND DESIRES, BY STRUCTURING A REALISTIC FRAMEWORK UPON WHICH TO BASE ACTIONS AND DECISIONS FOR THE NEXT 20 YEARS.


In Supplemental #4 the words "assessment", "identify", "focus", "encourage" are used repeatedly in the goal and action sections. These words do not describe goals or actions. They describe what we do to lead up to actions and then..... what?

3) PLEASE PROVIDE THE TIME NECESSARY FOR THIS PARTNERSHIP TO STRUCTURE EFFECTIVE IMPLEMENTATION, MONITORING AND ACCOUNTABILITY MEASURES IN EACH SECTOR SO THAT COMMUNITIES CAN EXPERIENCE THAT THEIR NEEDS AND WISHES ARE IN FACT RESPONDED TO.

Supplemental #4 contains many unexpected and controversial surprises which were not present in the last Draft and had been strongly objected to. They don't appear to be based on any comprehensive understanding of integrated effects on their neighborhoods nor on the island as a whole. For example, land use change for Hokua Place and on the west side. There is no mention of the critical requirement for integrated infrastructure policies and planning, prior to any development in Kapaa. There is no explanation for the seemingly arbitrary and widespread extension of land use permissions over land the community wishes to see left as Ag. Large acreage has been transitioned to Neighborhood from Urban with unclear justification.

4) PLEASE EXTEND THE TIME ALLOWED FOR REVIEWING AND UNDERSTANDING THE MANY RAPID AND SOME TIMES INEXPLICABLE CHANGES WHICH HAVE EMERGED IN SUBSEQUENT DRAFTS OF THE CP SO THAT KAUA'I RESIDENTS CAN TRUST THIS PROCESS AND THE INTENTION OF OUR GOVERNMENT TO SERVE AND CARE FOR ALL OUR NEEDS

Respectfully Yours,

Laurie Quarton


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 is 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 further 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.

We need to be the 'wise' people, the guardians of what we know is precious and valuable as it stands and if built upon, a quality of Life will be destroyed. An over crowded village creating tension and stress first thing in the morning while attempting to drive to work and unable to move on the roadway. Envision our future children and grand children sitting in the car, thinking "who even allowed this to happen in the first place?!? What idiot dreamt this up?? Obviously, it *was* someone who would benefit financially and leave... another opportunist who would take the money and RUN!! She/he wouldn't suffer the consequences of the deterioration of our rural peace and beauty, the Food for our Souls!! She/he went off and did it again somewhere else where the planners had no foresight, or stood up for what they knew was right!"

That drive down Olohena is a one I take often, I love the grace of the open expanse of land and views along the way; the easeful feeling while driving a country road, the feeling that's accessible to those of us who value it that is! However, I avoid that drive in mornings and afternoons at schools opening and closing because you CAN'T GET PAST THE LONG, LONG, LONG LINE UP OF CARS going into the school driveway. Every car sits and waits while this line-up of cars SLOWLY moves into and out of the school driveway. After 10 minutes or so of delay, once we do get past that, then we deal with an already long line up of cars descending upon the Kapa'a rotary/roundabout. If more cars are added to this, it will be gridlock!!! It's TRULY INSANE!!! Who in their right mind would approve this??

We humans have the gift of intelligence ... USE IT NOW!! Be courageous and make the correct, intelligent, wise decision after weighing out the factors. Be a LEADER not another pawn in the game of GREED, of the OPPORTUNISTIC DEVELOPERS! Ugh! Don't allow yourself to be harmed by the snake charmers/developers who are very skilled at manipulating you to get what they want. Remember that they're not 'above' lying to you.

Challenge yourself, grow Tall, grow Integrity, grow Wisdom, have foresight so you and your family can feel proud, and possibly your community can be ever grateful for!!

Those prices for houses are beyond what people who live here can truly afford; the development is not providing affordable housing.

Mahala
Leslee Dancosse

MARI 82-011

Re: HoKua Place Development

Dear Planning Commission Members,

The residents of Kapa'a need your help. The quality of life in our small community is degrading rapidly, drowning in a sea of traffic as we try to navigate the "Kapa'a Crawl"... and if the HoKua Place Development is approved, things will get much worse.

If you doubt this, just look at the photos below or this video from last year on YouTube at:

<https://youtu.be/aSa5bOEpaBM>



Testimony for Kauai Co. Planning Commission

March 28, 2017

Aloha Chair and Commissioners,

I appreciate and applaud your willingness to continue learning about the gargantuan task of guiding our Island's growth that you've taken on, in your capacity as the Planning commission. Mahalo for hearing and responding to our concerns.

I am opposed to the re-zoning of the Ag lands to "Neighborhood Center- General" to accommodate the Hokua Place development, to be sited near the Kapaa Middle School for the following reasons:

Development which is being designed doesn't fit the financial parameters of the Low OR Middle income designation. According to the U S Census Bureau's (2015) figures, the median family income on Kauai is \$53,889, with the average per capita income of \$28, 93. Although Mr. Allen doesn't share his housing costs on his website, it would seem the lowest of the proposed unit costs exceed the Kauai County's Housing Agency's (2016) prices for middle income families. (Please see attached). In order for the average family to afford a new Hokua Place home, they would have to live in a studio unit, not a three bedroom or larger. At an declared '30% Affordable Housing', I have to wonder just to whom the developers plan to sell these units? Mainland investors? Are the other declared 70% categorized as Gentlemen's Estates?

Certainly, this doesn't support our vision to assist in providing housing to our low/middle income families, and definitely doesn't provide hope to the Houseless community. Unless Mr. Allen is planning on building HUD units, not many of us would be able to afford to live there.

I wonder how many more developments can be logically built in this area, OR are we making these changes to financially benefit only Mr. Allen?

Other reasons to not re-zone this area include:

Infrastructure of needed services not currently in place for the development to go forward, i.e. adequate roads to accommodate current traffic, sufficient waste management, adequate water supply. Re-zoning this project now seems like getting the cart before the horse, again!

We need to maintain the agricultural lands, and promote sustainable Ag practices, so that we can actually feed the people of this Island by

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March 28, 2017

the production of our own food. Turning farm land into housing tracts doesn't fill our bellies, nor does it fulfill our commitment to maintain a rural home.

Sincerely,

Sandra Herndon

Kapaa

From: Ken Taylor

3/28/17

Planning Commission

RE: General Plan up-date/ housing

First, I believe Kapaa town should stay as a small-town place type, concentrating any new growth in and around existing development along the Kuhio Hwy. rather than at Hokua Place.

The housing area in Kapaa town is underutilized and with the right mix could almost double the population in Kapaa town.

We must remember also, that between Hwy. 580 (Kuamoo Rd) over to Kawaihau Rd on the upper West side of Wailua/Kapaa planning area there is a potential for **about 4,000 housing units, no zone change needed.**

This January, the County Council pass with a 7-0 vote, the second reading of **Bill# 2634**, which became **Ordinance# 1008**, allowing multiple family dwelling units in all residential zoning districts.

By keeping the hills West of Kapaa Town in Agriculture. this openness adds to the rural ambience of Kapaa Town, Wailua/Kapaa planning area and Kauai in general.

With what zoning and ordinances are in place now, I see no need to change or rezone any Ag. land in the Wailua/Kapaa planning area.

Traffic is another reason that no re-zoning or approval of any project over 10 units in the Wailua/Kappa planning area or even North of Kapaa, should take place until we solve our problem. Over the last 44 years we have dug ourselves into a hole, and we cannot get out of that hole by continuing to do what got us there.

We have a similar problem on the Westside. Until the traffic problem is fixed coming into Lihue, no re-zoning or projects larger than 10 units should be approved West of Kalaheo.

Re-zoning should take place in the Lihue core/plan area. This area should be up-zoned to 30 or 40 units per acre, this with Ordinance 1008 will more that take care of our affordable housing needs.

MAR 28 2017

Marisa Valenciano

From: [REDACTED]
 Sent: Tuesday, March 28, 2017 8:50 AM
 To: Kauai County General Plan
 Subject: Please do NOT let Hokua Place be built in Kapaa - thanks

Dear Planning Commission members,
 Kapaa's infrastructure will NOT support the development of Hokua Place.
 Please re-think allowing this development.

1. Waste Management:

Even now, before Coco Palms is functional, the sewage system cannot handle the flow of waste. The Wailua Waste facility frequently stinks and sometimes getting stuck in traffic on the highway t her e it's bad enough to make drivers (me for sure, but others have agreed with me) nauseous

The pump station at Ilio and the highway also stinks NOW.

A friend just told me that when his daughter -who is now graduating high school - was little, she used to call it t he 'poopy station'. So the problems have been unresolved for a minimum of 10 years.

2. Traffic.

Probably "nuff said".

Traffic is the big one that most people find infuriating - including t our ist s.

Several of my friends and family members have commented that because of the "Kapaa Crawl" they find vacationing elsewhere more relaxing. What friends who live here say fr equently cannot be repeated in polite company.

The location of Hokua Place will very clearly be another traffic disaster for Kapaa.

Par t of what the Planning Commission or whoever else is responsible for this disaster-in-the-making does not seem to be aware of is the condition of Olohena Road - a county road.

As an old county r oad, Olohena is poorly engineered for t r af f ic.

Olohena also has constantly r e-occurr ing pot holes - that is NOW, with today's traffic.

With the construction of Hokua Place, many more vehicles wi ll be traveling up Olohena, across on Kamalu, and back down Kuamoo to avoid the Kapaa Crawl. The traffic increase is noticeable now, even with the bypass road.

Kauai County will be responsible for the increased costs of maintaining Olohena Road.

3. Emer gency services

There are only two roads from the highway to the Homesteads: Kuamoo and Olohena.

To the Kauai Planning Commission,

The General Plan Draft 2017 has been revealed, with what appears to be a final Update- Supplement #4 - before its ultimate submission to the Commission for approval in some two months time. The implication is that this document is now nearly completed but it's approval will be postponed for two months. It's not clear why it's being postponed nor what progress will happen during that time.

1) PLEASE EXTEND THE TIME ALLOWED FOR PUBLIC INPUT BETWEEN MARCH 28 AND THE DATE SET FOR PLANNING COMMISSION TO TAKE FINAL ACTION ON THE GENERAL PLAN. PLEASE PROVIDE A CLEAR, PUBLIC TIMELINE AND MILESTONES FOR MOVING THE UPDATE PROCESS FORWARD BETWEEN NOW AND THE EXTENDED COMMISSION SIGN-OFF DATE.

The Planning Department has done a remarkable job of gathering and inserting every comment the public has offered, but the effort to include everything has lacked over-all thematic coherence. Furthermore, with this Supplemental #4, previous public input has been reversed apparently based on more recent input without explanation for how the reversal was justified or reconciled. It often appears that the analytical process needed to reconcile and marry material from our highly diversified communities into one Plan has not taken place, but rather the method has been to simply increase the list of opinions as they arrive or arbitrarily choose one over another. There is no over-all framework which coalesces ideas to fit within a leadership model for the island's future. For the past 8 months the community has been recommending that a framework be built to structure Kauai's future. We have asked that this framework create an overview which allows for all the geographical, cultural, ethnic and economic differences to knit together.

2) PLEASE EXTEND THE TIME ALLOWED FOR WORKING ON THE GENERAL PLAN IN A GOVERNMENT/COMMUNITY/ISLAND-WIDE PARTNERSHIP SO THAT THE PLAN CAN TRULY REPRESENT KAUAI'S INTEGRATED NEEDS AND DESIRES, BY STRUCTURING A REALISTIC FRAMEWORK UPON WHICH TO BASE ACTIONS AND DECISIONS FOR THE NEXT 20 YEARS

In Supplemental #4 the words "assessment", "identify", "focus", "encourage" are used repeatedly in the goal and action sections. These words do not describe goals or actions. They describe what we do to lead up to actions and then..... what?

3) PLEASE PROVIDE THE TIME NECESSARY FOR THIS PARTNERSHIP TO STRUCTURE EFFECTIVE IMPLEMENTATION, MONITORING AND ACCOUNTABILITY MEASURES IN EACH SECTOR SO THAT COMMUNITIES CAN EXPERIENCE THAT THEIR NEEDS AND WISHES ARE IN FACT RESPONDED TO.

Supplemental #4 contains many unexpected and controversial surprises which were not present in the last Draft and had been strongly objected to. They don't appear to be based on any comprehensive understanding of integrated effects on their neighborhoods nor on the island as a whole. For example, land use change for Hokua Place and on the west side. There is no mention of the critical requirement for integrated infrastructure policies and planning, prior to any development in Kapaa. There is no explanation for the seemingly arbitrary and widespread extension of land use permissions over land the community wishes to see left as Ag. Large acreage has been transitioned to Neighborhood from Urban with unclear justification.

4) PLEASE EXTEND THE TIME ALLOWED FOR REVIEWING AND UNDERSTANDING THE MANY RAPID AND SOME TIMES UNEXPLICABLE CHANGES WHICH HAVE EMERGED IN SUBSEQUENT DRAFTS OF THE GP SO THAT KAUAI RESIDENTS CAN TRUST THIS PROCESS AND THE INTENTION OF OUR GOVERNMENT TO SERVE AND CARE FOR ALL OUR NEEDS

Respectfully Yours,

Laurie Quarton

A solid black rectangular redaction box covering the signature area.

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 is 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 further 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.

We need to be the 'wise' people, the guardians of what we know is precious and valuable as it stands and if built upon, a quality of Life will be destroyed. An over crowded village creating tension and stress first thing in the morning while attempting to drive to work and unable to move on the roadway. Envision our future children and grand children sitting in the car, thinking "who even allowed this to happen in the first place?!? What idiot dreamt this up?? Obviously, it was someone who would benefit financially and leave... another opportunist who would take the money and RUN!! She/he wouldn't suffer the consequences of the deterioration of our rural peace and beauty, the Food for our Souls!! She/he went off and did it again somewhere else where the planners had no foresight, or stood up for what they knew was right!"

That drive down Olohena is a one I take often, I love the grace of the open expanse of land and views along the way; the easeful feeling while driving a country road, the feeling that's accessible to those of us who value it that is! However, I avoid that drive in mornings and afternoons at schools opening and closing because you CAN'T GET PAST THE LONG, LONG, LONG LINE UP OF CARS going into the school driveway. Every car sits and waits while this line-up of cars SLOWLY moves into and out of the school driveway. After 10 minutes or so of delay, once we do get past that, then we deal with an already long line up of cars descending upon the Kapa'a rotary/roundabout. If more cars are added to this, it will be gridlock!!! It's TRULY INSANE!!! Who in their right mind would approve this??

We humans have the gift of intelligence ... USE IT NOW!! Be courageous and make the correct, intelligent, wise decision after weighing out the factors. Be a LEADER not another pawn in the game of GREED, of the OPPORTUNISTIC DEVELOPERS! Ugh! Don't allow yourself to be harmed by the snake charmers/developers who are very skilled at manipulating you to get what they want. Remember that they're not 'above' lying to you.

Challenge yourself, grow Tall, grow Integrity, grow Wisdom, have foresight so you and your family can feel proud, and possibly your community can be ever grateful for!!

Those prices for houses are beyond what people who live here can truly afford; the development is not providing affordable housing.

Mahala
Leslee Dancosse

MARI 82-011

Often I hear fire trucks and ambulances trying to get to the homesteads, and the sirens go on for a very long time.

Is the county ready to provide another fire station/ambulance base in Wailua Homesteads for the times when both Kuamoo and Olohena are clogged with traffic?

4. "median income= \$72,000"????????? Excuse me?

Personally, I am on Social Security, so live at "poverty level", understandably.

But I just spoke with a very solid County employee - Union member - employed by Kauai County for over 25 years. That county employee - solidly employed - after 25 years is making \$53,000 per year.

How can "median income" be \$72,000 per year?

Including the income of North Shore movie stars when calculating median income on Kauai does not seem fair.

In addition, assuming that "median income" includes several working adults in the household presents another skewed view of household income on Kauai.

A more positive comment:

The developers might be happier, too if a location closer to Lihue was chosen.

Building closer to Lihue would be more cost effective for the developers for a variety of reasons, including time and transportation.

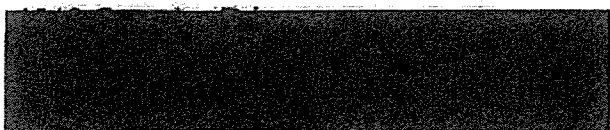
There are several choices of open land between Kapaa and Lihue - makai near Nukoli'i, or mauka across the highway between the jail and Hanamaulu, or the stretch of land along Ahukini between the airport and Walmart.

All those areas would be easier to provide with bus service, sewage service, etc., thus easing the post-development economic burden on the county, too.

Please consider these issues - thanks.

Mahalo,

Mary Mulhall



Marisa Valenciana

From: [REDACTED]
Sent: Tuesday, March 28, 2017 8:27 AM
To: Kauai County General Plan
Subject: no up- zoning from Agriculture to Urban

Dear Planning Commission,

We are extremely concerned about the possible up zoning from agriculture to urban being requested By developer Greg Allen for his project, Hokua Place. The GP Draft had this parcel of land as agriculture. We believe it needs to stay that way.

There is no infrastructure to support adding upwards of 700 homes and some commercial into this area as this project is requesting . The 14.3 acres of urban would grow to the additional 82.7 acres. This is unacceptable!

The plan for Hokua place does not include affordable homes. This will not be needed housing for Kauai families, instead bring more people from off island bringing more cars to our inadequate roads. This will in the end lower the quality of life for current residents of Kauai.

Although I have been a carpenter on Kauai for 25 years and this would be work, at this point there are not enough carpenters on Kauai and an outside work force will most certainly be brought in for this project.

We do not want Kauai's population to grow in this way! We must keep our agricultural lands. This is what Mr Allen purchased...agricultural lands. Let him use the land as such. We need more agricultural contributions to our island community.

Very Sincerely,

Robert and Marion McHenry

[REDACTED]

.ciana

at: [REDACTED]
 Tuesday, March 28, 2017 5:00 AM
 to: Kauai County General Plan
 Subject: E-mail testimony against Hokua Place, 2nd phase permitting process.

To Whom it May Concern,

We all love Kauai. Why? Well, mostly because of it's slow pace, back to nature feel and of course the beautiful Aloha spirit. We come to heal in her waters, bathe in her beauty, get spiritually awakened by her purity and love and enjoy all the fun outdoor experiences with many friends and family, just to name a few.

I came as a young widow with my 2 young daughters over 26 years ago. I found the man of my dreams, got married and have called Kauai home for almost 27 years.

Sadly, over the years, I have watched Kauai change. After Hurricane Inniki, big money came to Kauai sometimes with the only intention of expansion, making more money. building bigger homes, bigger hotels and mega outlets, kicking Kauai's mom and pop stores and our multi generational families to the curb.

I come here today as a concerned citizen who loves this island very much. I want to protect the aina and it's people.

The proposed Hokua Place. seems to me, to be a HUGE mistake.

Close to our rural home, this_sub division is bigger than Wailua Houselots. a proposed 769 lots for homes !

The traffic has already become a nightmare in Kapaa. Can you imagine what another 2500 MORE cars will do ?

One of my biggest issues is the traffic this will cause. This is in an area, where the traffic has already become horrific ! . Don't even think about going anywhere from 3 pm on, especially on a Friday. If this comes to fruition, the roads will be deadlocked. No one will be able to get anywhere. What used to take a 1/2 hr is now taking more than an hour and often two ! ..If this complex happens, it can only get worse and people will be sitting in their cars going no where for hours !

One can only imagine the tension on a hot day and what this will do to ones patience. All you wanted to do was to run down to the store for a few things, go hang out at the beach for a nice swim or heaven forbid, south to Lihue for your big errand day.

This will effect our kids getting to school on time, people to and from work. or just heading out to catch some waves.

I don't think this proposed Hokua place address the terrible situation our multi -generational families are in. They are having to leave because they no longer can afford to live here since they can't find affordable homes. They say these will be affordable. I say. to whom? Certainly not those who are struggling daily just to pay rent or who can't even find a home because so many homes are on the market so they can only rent month to month and then their at it again 6 months later.

What about them ? These are precisely the people who need the help the most. They need REAL affordable homes. Not Hoku Place's idea of what an affordable home is. **Hoku Place is not following county rules that require 30% of units to be affordable, truly affordable.**

I'm also very concerned about the environmental impact to our precious aina and air. What about the possible pesticides for landscaping? This could run off to the ocean into our reefs causing die off, possibly killing our marine life and poisoning our ground water. I'm concerned about an over loaded sewage system and the potential problems that can occur from that.

Do we really need MORE...BIG development? Kauai is already on overload. How much more can she take?

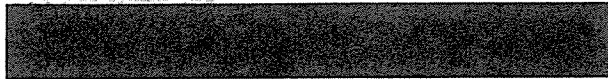
I believe this will hurt our way of life in so many of these areas. Please think back 25 years ago... and how Kauai has changed since then.

Please have the forethought now to not let it get any worse.

Thank you.

Sincerely,

Holly Schunk

A black rectangular redaction box covering the signature area.

Dear Planning Commission Members:

Almost two years ago there was an article on the front page of The Garden Island entitled "Developer pitches bypass connection" (TGI, Saturday, May 23, 2015, written by Ryan Kazmirack) mentioned that the developers of the HoKua Place project planned to build a new road through the proposed housing development connecting Olohena Road to the Kapa'a Bypass. It quoted project principal Greg Allen as saying, "We know that we need to put in the roads before we put in the houses." The implication is that this road will be sufficient to handle the increased traffic from the HoKua Place development without further adding to the existing traffic congestion in the Kapa'a corridor.

The article goes on to describe the development plans as calling for "86 single-family lots and 57 townhouse units to be built on 97 acres of land..." A more revealing description would be 86 single-family lots and 683 multi-family units in those 57 townhouses. That is 769 family homes - assuming the current Kauai average of 2.99 persons per household from the last census, we are talking approximately 2,300 people added to our local Kapa'a population.

According to the final version of the "2012 Kauai Transportation Data Book", the County's own "Multimodal Transportation Plan":

"Kauai has the highest ratio of registered vehicles to population in the state, and is the only county where there is more than one vehicle registered per person."

That would indicate those 2,300 people will have next to 2,500 vehicles.

That seems an exceptionally high number, even to me. But at a minimum, I would estimate an additional two vehicles per household, or 1,539 vehicles. Add that to the morning and afternoon rush hour!

The developer's own Traffic Impact Assessment Report (TIAR), written in 2012, as part of the Draft Environmental Impact Statement (DEIS) for the HoKua Place, Phase 2 Development, suggested a very modest additional 394 vehicles will be added to the peak morning rush hour and 487 to the afternoon peak rush hour. It also noted that the traffic flow through the Kapa'a Roundabout and the intersection of the Kapa'a Bypass and Kuhio Highway were already rated "E" and "F" (failing grades for Level-of-Service or traffic flow). Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years. And, of course, their Traffic Impact Assessment Report, written in 2012, did not take into account the recently approved projects in Kapa'a at Coco Palms, the Coconut Beach Resort and the Coconut Plantation Village.

Considering the Kapa'a Roundabout already resembles a parking lot during peak periods it is difficult to see how even these optimistic numbers could be sustained.

Yet according to the developer's Traffic Impact Assessment Report, "Traffic impacts due to the project are not considered significant." The gist of the developer's report seems to be "The traffic situation in Kapa'a is so bad now, we can hardly make it much worse." (this is NOT a quote - just my interpretation). The developer is depending upon the State and the County to take care of the traffic problems along the Kapa'a corridor.

The Hawaii State Department of Transportation (HOOT) does have plans in place to address some of these issues. An HOOT project to add a lane to Kuhio Highway from the Kapa'a Bypass to the Kuamoo Road intersection at the Wailua Bridge was scheduled to start construction in 2016, subject to Federal and State financing. Financing it has yet to receive. HOOT was also looking at adding a lane and opening the north end of the Kapa'a Bypass to two way traffic, although no project is currently scheduled or approved. They also had plans to tweak the traffic lights along Kuhio Highway to hopefully improve the flow of traffic. These changes may help, if and when they are ever implemented.

The recent presentation by the County traffic engineer indicates that these changes are still planned - but have yet to be funded by either the state or the county. That funding has been on hold for a number of years and no one seems to know when or if these changes will ever take place.

Optimism is wonderful, but building an additional 769 housing units today, in the hope that the State and County can solve the traffic congestion issues sometime in the future, is a fool's game.

It is clear why the County government supports the HoKua Place, Phase 2 Development; it should provide an additional one million to one and a half million dollars in pre-exemption real property taxes annually. The estimated retail value of the development ranges from a low of \$209 million to a high of \$276 million, including the 86 single family homes and 683 multi-family units.

That is a lot of tax revenue for the perennially cash-strapped county to spend.

But even the County has evidenced some misgivings about the traffic impact from the project, as noted in the "Comments from County of Kauai Department of Public Works and Responses... Dated June 6, 2014..." quoted on Page 133 of the Hokua Place DEIS.

There is much to like about the proposed HoKua Place Development, Phase 2. The developers have put a great deal of effort and research into trying to come up with a sustainable community that will provide a mix of middle and low income housing to respond to a growing population on Kauai. Unfortunately, until the issue of traffic congestion can be adequately addressed, it is a development that the east side of Kauai cannot afford. If it is allowed to go forward, then it will be clear that money - not the needs of the people of Kauai - speaks loudest to our elected officials.

Respectfully,

Bill & Sea Peterson
Kapa'a, County of Kaua'i

References:

"HoKua Place Section 343-Se HRS Draft Environmental Impact Statement", available as a PDF at http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS/Online_Library/Kauai/2015-05-08-KA-SE-DEIS-HoKua-Place.pdf

"2012 Kauai Transportation Data Book" - Final Version

to: Planning Commission
 re: General Plan Testimony/Public Hearing Hokua Place
 from: Gabriela Taylor

March 28, 2017

The proposed Hokua Place subdivision would create unbearable stress to the residents of Kapa'a, well as to the island in general, and not solve the problems it professes.

I'm a 43 yr. resident year of Kapa'a and am protesting the up-zoning from Ag. to Urban of 93 acres that would be the site of Hokua Place subdivision with 769 dwellings. These are the reasons.

1. Hokua Place is not Affordable: It's not following county rules that require 30% of units to be affordable. The lowest sales price according to the Hokua Place Environmental Impact Statement (EIS) is \$250,000 (see handout). According to County "Affordable Housing Prices" - (see chart), a 2 BR in a Condo/multi-family unit for a family who makes \$36,900/yr, would pay \$87,600, whereas a 2-BR condo for a family earning \$59,000, would pay \$190,300 for the 2-BR Condo. According to Hokua Place EIS (see handout), "The market multi-family units are proposed to be sold in the range starting at \$250,000 to \$350,000 (average unit prices), depending on size and location. Prices are subject to market conditions. Affordable multi-family units would be sold in compliance with the Kauai County Housing Code." Note: \$250,000-\$87,600= \$162,400 over charge. Single houses will sell for \$650,000 to \$950,000! Only mainlanders can afford that! Kaua'i residents need "real" affordable housing.

2. Debilitating Traffic Driving Us Crazy: We have a major traffic problem now in Kapaa. By adding a potential 2,500 vehicles from Hokua Place onto the Bypass and Kuhio Highway, plus that from 3 permitted hotels going up in the Wailua corridor, the Kapaa Crawl would come to a standstill. Proposed future DOT road extension plans would barely relieve the traffic mess we have now. Traffic is not only backed up on Kuhio Highway going through town, but on the Bypass Rd, and Kuamo'o Rd. where it joins Kuhio Highway. Visitors write letters to TGI saying they won't visit Kaua'i in the future due to traffic and over-development. They prefer Kaua'i, vs Maui or Oahu, for it's laid back ambiance as well as the natural environment, not traffic jams.

3. Infrastructure Overload: Hokua Place will negatively impact our diminishing (due to Global Warming) water supply. The sewage processing plant in Lydgate Park has foul odor now. Can you imagine what it will be like when the sewage from Coco Palms, the 2 permitted hotels behind Longs, as well as that of Hokua Place will be? The landfill capacity is almost full, and will be additionally stressed by construction and household trash from the 3 permitted hotels as well as that from Hokua Place dwellings.

4. Keep Ag. Lands for Food: That land by the Middle School should stay zoned in Agriculture and we must insure that all Ag. lands not be up-zoned. We need to protect these lands for our food security, not to grow houses on them.

The Planning Dept. had the foresight to leave the 93 acres in Agriculture in the GP Draft. I ask that for the sake of residents' sanity and our love for Kaua'i that you do the same. Please keep the land zoned in Ag.

Thank you, Gabriela Taylor

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Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokuia Place Development that will add some 800 dwelling units in Kapaa. I currently live in Wailua Homesteads and already the traffic congestion in Kapaa is near gridlock for much of the work day. At the present time, we have to plan our day in order to avoid going through Kapaa between 10:00 A.M. and 6:30 P.M. During these times, the traffic congestion is so bad that it takes 25 minutes to drive from the Public Library in Old Kapaa, to the 580 (Kuamoo Rd.) Intersection, a distance of less than 3 miles.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure need to be updated in order to handle the substantially greater capacity.

In particular, I am concerned about the impact of this development on the following areas:

1) **Impact on Traffic** - It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown exponentially. New long term plans have to be developed before any new development is approved. Areas of concern are not just the traffic problems on the main highway but also, along the Kapaa bypass and Olohena Rd.

2) **Other Land Development** - with the addition of proposed new development at Coco Palms, Coconut Beach Resort and Coconut Plantation, it's expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa/Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

3) **Other Infrastructure Concerns:**

- a. Impact on Kapaa Middle School.
- b. Impact on storm drainage
- c. Impact on land fill and recycling centers
- d. Impact on the land from sewage and septic systems

4) **Impact on Retail Business and Tourism** - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on other parts of the Island. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries??

5) **Impact on Quality of Life** - The beauty of Kauai, and one of the main reasons people want to visit our Island, is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have ruined this benefit. Are we going to continue down this path until Kauai is simply no longer a pleasant place to visit?

In my opinion, the EISPN should not be improved until ALL the impacts on our community can be thoroughly studied and addressed.

Furthermore, the loss of agriculture land to residential development on Kauai represents a loss of a way of life, loss of the aesthetic value of this special place and the loss of future opportunities for agricultural-based livelihoods, food security and self-sufficiency for Kauai. This is our home and we don't want to loose the rural character of Kauai.

Thank you for considering my comments.

Best regards,
Anne Walton

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 Hokuia 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 Oloheua 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 policies 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 Hokuia Place - which does not even meet the most directed policy 2: to provide local housing (at least that is affordable).

! // 2017

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,
Arine Walton

To the Kauai Planning Commission,

This letter is to testify in opposition to potential up-zoning from Ag to Neighborhood/General of the proposed Hokua Place property and to testify in praise of Planning Department's previous decision to retain AG zoning there.

There are three glaring problems with permitting this extensive development in that location, which have been clearly spelled out at previous hearings:

The promise of meeting Kauai County's regulations for "Affordable Housing" is unsubstantiated by the EIS report for Hokua Place. County reg.'s say that 30% of units must be affordable, based on the 2016 housing price versus income figures. The EIS report for this proposed development does not support this requirement. Furthermore, emotional testimonials about creating housing to prevent the exodus of our children, overlook just about every other critical issue connected with this development.

The existing, insupportable traffic problem along the entire Kapaa corridor will be pushed into full gridlock by the addition of Hokua Place residents, and no significant mitigation is being offered by the developers. Bike paths, bus stops, and a donated by-pass segment do nothing significant for traffic congestion. We are so far not, functionally, a pedestrian/bicycle community and bike paths at this point are a band-aid. Donation of a highway segment makes no difference whatsoever to traffic conditions. We are already anticipating an increase of close to 1000 units in the form of three entitled developments along the south end of Kapaa corridor. Please think together with our communities how to address our present near-gridlock and the predicted entitlement impacts before we allow for any more development on the east side.

Infrastructure in Kapaa is already stretched. Even if Hokua could fully muffle it's own infrastructure impacts it offers nothing to alleviate present conditions. as all future developments should be required to do. In view of the contradictory descriptions of existing infrastructure inadequacy in and around Kapaa, and Hokua's descriptions of their infrastructure adequacy, an in-depth, cross-systems study is critical before any more developments go in, either entitled or otherwise. It is a privilege not a right to be able to develop on Kauai and should be treated as such.

It is time for all of us on Kauai to think about the big picture rather than one project at a time. It is past time for us to realize that what happens anywhere on this island affects everywhere. There is no one on Kauai who won't be affected by Hokua Place because the Kapaa traffic congestion already extends well into Lihue and the North Shore.

Who on Kauai is long-sighted enough to set right this sad and degenerating matrix of problems? Reject the land use zoning change for Hokua Place. Lets put our heads together about how to fix what's already broken by designing a General Plan capable of correcting and guiding future transportation, infrastructure, housing, and every other aspect of life on Kauai for the next 20 years. Let us do this before permitting any more large developments without a functional General Plan in place first.

Respectfully,

Laurie Quarton

Wailua

m Q! -a!\fff

Testimony for Kauai Co. Planning Commission

March 28, 2017

Aloha Chair and Commissioners,

I appreciate and applaud your willingness to continue learning about the gargantuan task of guiding our Island's growth that you've taken on, in your capacity as the Planning commission. Mahalo for hearing and responding to our concerns.

I am opposed to the re-zoning of the Ag lands to "Neighborhood Center-General" to accommodate the Hokua Place development, to be sited near the Kapaa Middle School for the following reasons:

Development which is being designed doesn't fit the financial parameters of the Low OR Middle income designation. According to the U S Census Bureau's (2015) figures, the median family income on Kauai is \$53,889, with the average per capita income of \$28, 930. Although Mr. Allen doesn't share his housing costs on his website, it would seem the lowest of the proposed unit costs exceed the Kauai County's Housing Agency's (2016) prices for middle income families. (Please see attached). In order for the average family to afford a new Hokua Place home, they would have to live in a studio unit, not a three bedroom or larger. At an declared '30% Affordable Housing', I have to wonder just to whom the developers plan to sell these units? Mainland investors? Are the other declared 70% categorized as Gentlemen's Estates?

Certainly, this doesn't support our vision to assist in providing housing to our low/middle income families, and definitely doesn't provide hope to the Houseless community. Unless Mr. Allen is planning on building HUD units, not many of us would be able to afford to live there.

I wonder how many more developments can be logically built in this area, OR are we making these changes to financially benefit only Mr. Allen?

Other reasons to not re-zone this area include:

Infrastructure of needed services not currently in place for the development to go forward, i.e. adequate roads to accommodate current traffic, sufficient waste management, adequate water supply. Re-zoning this project now seems like getting the cart before the horse, again!

We need to maintain the agricultural lands, and promote sustainable Ag practices, so that we can actually feed the people of this Island by the production of our own food. Turning farm land into housing tracts doesn't fill our bellies, nor does it fulfill our commitment to maintain a rural home.

Sincerely,

Sandra Herndon

Kapaa

Marisa Valenciana

From: [REDACTED]
Sent: Tuesday, March 28, 2017 8:50 AM
To: Kauai County General Plan

My name is Jean McEntee and I live in Wailua. I do not support up zoning for the Hokus Pace project. We need affordable housing, less congestion and no strain on our existing infrastructure. Thank you

Sent via my Samsung Galaxy, an AT&T 4G LTE smartphone

Marisa Valenciano

From: [REDACTED]
 Sent: Tuesday, March 28, 2017 9:02 AM
 To: Kauai County General Plan
 Subject: Testimony opposing housing development in Kapaa

Aloha Planning Commissioners,

I need to work and cannot attend the planning meetings to deliver testimony in person. I assume there will be people making the following points, so I just want you to know that many more people like me oppose development without infrastructure in Kapaa.

- I live in the Wailua Houselots and daily I run errands in Kapaa, visit friends in the neighborhoods, and enjoy our local beaches
- First of all, I support more housing for Kaua'i's people, but it has to be planned and managed.
- Traffic in Kapaa is bad and getting worse. It is a commuting corridor (north shore to Lihue), as well as having significant population of its own, and the daily slow-down and backup is intolerable. Kapa'a traffic is negatively affecting the lives of Kaua'i residents and visitors.
- Lihue seems to have a good plan: multiple arteries (Kuhio-Kapule, Rice-Nawiliwili), repaving and increased size (doubling of Kaumuali'i to KCC), traffic calming, bus stops and pedestrian improvements--and all BEFORE the new subdivision in Hanamaulu is finished.
- By contrast Kapaa is a bottleneck: main highway is 2 lanes. bypass is barely useable (only connects 2 places, old cane road), the highway is lined with businesses and tourist accommodations, and 4 major neighborhoods add traffic (Homesteads, Houselots, Kapahi, Kawaihau). Businesses are expanding (Long's, Ross), and speed limits have been lowered.
- The feeder roads in Kapaa (Kuamo'o, Haleilio, Kukui-Olohena, Haua'ala, Kawaihau) are narrow, curvy, and often in bad shape. Olohena road is the poster child for a neglected and abused road, yet it is the only convenient options for thousands of people.
- Kapaa has very poor pedestrian, bicycle, and public bus infrastructure outside of the main corridor. Neighborhoods don't have sidewalks and are dangerous for kids walking to/from school buses and the beaches.
- Kapaa has lots of visitor infrastructure (condos and hotels), with more in construction. This already adds to the traffic problem.

Clearly, Kapaa can't grow any more. We MUST have a clear transportation plan and build solution (roads, bicycle paths, sidewalks, walkable schools, bus stops) before any sort of housing development and growth. Personally, I think it will be years before anyone (state or county) can plan, budget, and execute any road widening or realigning in Kapaa. Until then, there should be a de facto moratorium on multi-unit development (condos or subdivisions) in Kapaa.

Thank you for your consideration,

Andrew Kass

[REDACTED]

Marisa Valenciana

From: [REDACTED]
 Sent: Tuesday, March 28, 2017 11:57 AM
 To: Kauai County General Plan
 Subject: re: PROPOSED SUBDIVISION HOKUA, IN KAPAA

Respectfully to whom it may concern,

I realize the hearing was this morning. However, I am writing now anyhow. I am not sure why the planning department would even consider any more building in Kapaa/Wailua given the extreme congestion of Kuhio Highway and the Bypass Road already.

What???

It is obvious that if there are nearly 900 units, there will be approximately 1500-2000+ more cars, maybe more. Thousands of cars pouring, or "crawling" onto the already busy roads of East Kaua'i.

Also, the homes are pretty expensive even at the low end and do not really serve the needs of residents.

More stores? we already have Empty stores in Kapaa and Wailua. Even so, there are already many stores in Kapaa and Lihue certainly, with more going in..

THREE (3) more resorts have been approved. How many cars will that generate? When the Waipouli Resort went in across from Kauai Village Shopping Center, enormous traffic delays were created just at the junction, merging into one lane right there. Those delays contribute to the slow traffic going north through Kapaa and out of the Safeway and Foodland shopping areas.

THREE(3) RESORTS???? 900 UNITS???? THOUSANDS, & THOUSANDS MORE CARS??? How can you even consider this? Developers money? Jobs? Housing? will the housing be affordable? will jobs be for locals?

AS A REGISTERED VOTER AND 23 YEAR RESIDENT. I VOTE NO TO THIS PROPOSAL. THIS IS A TERRIBLE IDEA AS IT EXISTS. PERHAPS LESS UNITS THAT ARE TRULY LOW INCOME COULD BE AN ALTERNATIVE, BUT NOT UNTIL AND UNLESS THE TRAFFIC NEEDS AND INFRASTRUCTURE ARE IN PLACE FIRST.

THANK YOU VERY MUCH,

Karen Joy Backinoff
 [REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Tuesday, March 28, 2017 3:23 PM
To: Kauai County General Plan
Subject: Hokusai place

I am livid at the idea that anyone would even consider build this subdivision. We travel to Kauai every year and stay with friends in the area . We love it there, Kauai is like no other place and staying with our friends is so relaxing. I alw ays thought the powers that be in Kauai actually cared about the land, serenity, and way of life. That t hey didn't want the island to turn into a Maui or Oahu, but money talks.

Please don't build it, please consider people's way of life and what that many more people will do to that wonderful area!

Thanks,
Kay Spencer
Corvallis, Mt

Sent from my iPhone



26 April 2017

County of Kauai
Planning Department
4444 Rice Street Suite A473
Lihue Hawaii 96766
Attention: Director of Planning

RE: Hokua Place Development

Dear Director of Planning;

I am writing in regards to the Kulana Subdivision / Hokua Place Development. Kulana Subdivision has already been approved. I am against the development of Hokua Place. I have lived on Kaapuni Road since 1969. It was formally called "Stable Camp Road." I have seen this area and road become a race track over the years. I am against the development because it's too much for a one horse town.

I am against anymore development in this area until the highways are worked on to alleviate the congestion in the residential community. we don't need more residential development/people/cars in this area. Kaapuni Road has become a dangerous road and gets congested in the morning and afternoon hours because of the school / work commuters.

This island / Kapaa Town is saturated. The development by Plantation Hale will add more congestion and traffic. Coco Palms will be another added mess. When will this stop? we don't need anymore. It's over, please stop.

Ai 



To: Kauai Planning Dept and Planning Commissioners
 Re: General Plan Update
 From: Gabriela Taylor

May 23, 2017

I am a 43 year resident of Kapaa and am horrified to see what this precious island, Kauai, has become: degradation of coral reefs, debilitating traffic on Kuhio highway in Wailua and all the way through Kapaa town, plus unsustainable food production that requires 90% of food to be imported, to name a few.

Nature is sacred, not something to be exploited by resort developers and Ag. corporations. We, the residents are speaking up, but it seems that no one is listening. Furthermore, it was even difficult to receive information online about the agenda and time of today's meeting, or to understand the 2 scenarios proposed for Hokua Place. in the updated General Plan Update.

Having testified re. the General Plan Update for over 2 years, it's extremely disappointing to see that the decision of the Planning Dept to keep 93 acres by Kapaa Middle School in Agriculture zoning, was overturned after the Planning Commission public meeting.

Please take a hard look at Hokua Place again .

1. **Traffic:** The area adjacent to Hokua Place is a maze of streets leading to the bypass, the Middle School, downtown, and branching off to Wailua and Kapahi. 1800 cars from Hokua Place would make traffic unbearable.

2. **More Traffic:** The 3 permitted hotels in the Wailua corridor will add 1800 more cars to the congestion in a place where the state has only distant plans to build more roads.

3. **Not Affordable:** After comparing the projected sales price for the Hokua Place to the County "Affordable For Sale Housing Prices", I learned that the 780 dwellings are Not Affordable. Is anyone checking on that? We need affordable housing for Kauai's residents, but it won't be at Hokua Place.

4. **Impact on Infrastructure:** Sewage, water and landfill would be overburdened by Hokua Place.

You have the power to decide how Kauai will be in 20 years, and then base your decision on the best steps to take now in order to achieve that goal. Please take into consideration the quality of our lives here now and for that of the next generations.

Do the right thing for Kauai's residents.

Gabriela Taylor, Kapaa

Gabriela Taylor

MAY 23 2017

L.I.

May 25, 2017

Aloha Honorable Planning Commission Chair and Commissioners,

In reviewing supplemental #5 provided to you by the Planning Department, it has become evident that the intention to up-zone the area around Kapa'a Middle School to accommodate the development of Hokua Place is still a recommendation that is on the table.

As has been evidenced by the last three Planning Commission meetings, this is clearly a contentious issue. And, given the fact that the General Plan is a guidance document, why is this type and level of an issue appearing in the Plan at all? It is not much better suited to having its own hearing(s), as would any other up-zoning issue.

There are three problems with the way Hokua Place has been addressed in supplemental #4 (and by default maintains the same status at the time supplemental #5 was released):

1. It is clear that the Planning Department's decision to take a position on Hokua Place is **not founded on sound rationale**. Between supplemental #3 and supplemental #4, there was a 180 degree shift on the Planning Department's position. There was no clear reasoning given for making this shift other than the fact that the developer and his cohorts made a good show at the Planning Commission meeting on April 14. It appears that whomever walks in the door last swayed the decision of the Planning Department on this issue. This is nothing new except we now have a Draft General Plan document that lays out a vision, goals and policies for which this latest decision on Hokua Place is inconsistent. Hokua Place exacerbates many of the very problems the General Plan intends to address including the issue of traffic, infrastructure needs - and most of all the need *not* for more housing, but affordable housing. Please, provide some insight as to how the up-zoning of Hokua Place is justified.
2. The **spill over** from this decision by the Planning Dept. to support Hokua Place has also impacted other community designations and land use zoning recommendations from the Planning Department in regards to Kapa'a including (all cited from supplemental #4):
 - Neighborhood Center/General applied to previous Urban Center in Kapa'a Town and added to a portion of Olohena Road near Kapa'a Town;
 - Neighborhood General applied to previous Urban Center designation around Kapa'a Middle School;
 - the previous Urban Center designation on and surrounding the Kapa'a Middle School has been updated to Neighborhood Center and refined to be located

within a quarter-mile of the Neighborhood Center designation near the roundabout;

- Goal: Accommodate East Kaua'i's projected housing needs (4 new sub-sections)
- Kapa'a: ["Small Town" designation changed to "Large Town"; Kapa'a: change level modified from "Incremental" to "Transformational"]

So how did we get from Hokua Place "to remain as an agricultural land use designation" (supplemental #3), to changing the designation of the entirety of Kapa'a town and surrounds (supplemental #4) - all for the sake of accommodating a single development that is not serving our community needs and desires as expressed in the General Plan?

3. This new set of recommendations is **unprecedented** in this Plan. Nowhere else in supplemental #4 or #5 (or the rest of the Draft General Plan for that matter) do we see reference to **changing a land use designation for a specific project** like this one for Hokua Place. And just to remind you, in supplemental #3, this was statement made by the Planning Department: *"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."*

Recommendation: Given the "community sentiment" after the map alternatives were presented for Hokua Place, the lack of sound rationale for making a flip-flop decision on the up-zoning of Hokua Place, and the fact that the 2035 General Plan is the wrong place to address a specific development project, I urge you to remove it from the General Plan altogether. In the long run this may hold up all the excellent progress on the 2035 General Plan. It would be better to hold separate meetings on Hokua Place just as you would with any other development project that proposes a land use designation change. Put Hokua Place, and all the associated Kapa'a town designations, on it's own track. The brevity of this type of decision that has so many other implications for the entire east side of Kauai deserves its own scrutiny and consideration.

Thank you for your consideration of this issue.

Respectfully,
Anne Walton
Wailua Homesteads

Marisa Valenciana

From: [REDACTED]
Sent: Thursday, June 08, 2017 4:48 PM
To: Kauai County General Plan
Subject: Commissioners Hokua Concerns
Attachments: Detail from the East Kauai Land Use Map.pdf; Pages 2-42 2-43 of Kauai-GP 2017-06-13.pdf

Aloha Commissioners,

We are concerned that the Planning Commission's recommendation that Hokua Place remain earmarked for residential growth in alignment with the 2000 General Plan Urban Center designation, is not being followed.

In section 2-40 paragraph 4, of the May 23, 2017 General Plan Draft, it says concerning Hokua Place, "The Future Land Use Map moves forward the 2000 General Plan's higher-intensity designation for the area, **BUT** also updates and refines the designation." The new plan would change the Urban Center designation to Neighborhood General and reduce its size due to "walkshed boundaries". This means that only the part of the proposed Hokua Place subdivision within ¼ mile of the Kapa'a Town Neighborhood Center will be available for residential use. This leaves out approximately 1/3 of the area previously designated for residential use, equating to a loss of about 250 planned housing units.

Definition of Neighborhood General, section 2-6.

E. Neighborhood General

The Neighborhood General Designation applies to areas within a quarter mile, or five-minute walk, from Neighborhood Centers. This designation is intended for medium intensity mixed-use environments that support the town core with housing, services, parks, civic/institutional, home occupation, and commercial uses. Buildings in this designation are mostly detached, with some attached, 1-2 stories in height that can accommodate a range of multifamily housing types.

4 The map in section 5-7 of the May 23, 2017 General Plan Draft confirms that only part of Hokua Place will remain available for residential use with the new Neighborhood General designation.

We request that the Planning Commission direct the Planning Department to correct its redraft of this part of the proposed General Plan so it aligns with the Commissions action to reinstate Hokua Place as a residential neighborhood, with boundaries consistent with the 2000 General Plan.

Thank you,

A black rectangular redaction box covering the signature of the sender.

Marisa Valenciano

From: [REDACTED]
Sent: Friday, June 09, 2017 6:07 PM
To: Kauai County General Plan; Gabriela Taylor
Subject: Hokua

Planning dept was right Keep it Ag
traffic will be gridlock
units are not affordable. we need farm worker housing.
We need food. Help the farmers .

Marisa Valenciano

From: [REDACTED]
Sent: Friday, June 09, 2017 1:57 PM
To: Kauai County General Plan
Subject: Overbuilding on Kauai

To whom it may concern,
I am a 30 year resident here on Kauai and I feel as though we are in a major crisis! The proposed affordable housing is a joke! There is not infrastructure to support more development . This course of action does not support our local families. Especially those families with Hawaiian roots! We don't need more empty houses owned by mainlanders or vacation rentals!!! We need real growth regulation and agricultural development support if we want a Kauai that people still want to visit and that real local families can afford to raise their children on!

Mahala for your time and consideration,

[REDACTED]

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Marisa Valenciano

From: [REDACTED]
Sent: Friday, June 09, 2017 6:07 PM
To: Kauai County General Plan; Gabriela Taylor
Subject: Hoku

Planning dept was right Keep it Ag
traffic will be gridlock
units are not affordable. we need farm worker housing.
We need food. Help the farmers .

Marisa Valenciana

From: PAMELA BURRELL [REDACTED]
Sent: Friday, June 09, 2017 6:15 PM
To: Kauai County General Plan
Subject: Please reconsider

Who gains from overdevelopment???

It is the developers and they usually don't live here.

Please don't ruin this island any further with continued poor planning. The strip mall boom was a flop and many buildings stand filled with small failing businesses because we now have mega stores.

We do not have the infrastructure.. our solid waste system is still not up to speed. Our roads have barely improved since the 70's.. our parks are in poor shape . Seemingly most of the tax money goes to the state.. so what have we the residents have to gain?

I have read the general plan update as it traveled around the island.. it seemed pretty reasonable.. now this up zoning comes back to haunt us ??

Please stop.

Thank you for your consideration.

Aloha,
Pamela Burrell
Kalihiwai

Sent from my iPhone

Marisa Valenciana

From: [REDACTED]
Sent: Friday, June 09, 2017 6:06 PM
To: Kauai County General Plan
Subject: Stop Hokua Place -- PLEASE!!

Dear Planning Commission:

PLEASE PLEASE PLEASE do not allow the planned Hokua Place development to go through. Our precious island cannot afford to be devastated by urban sprawl.

Mahalo, from the bottom of my heart.

[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Friday, June 09, 2017 6:41 PM
To: Kauai County General Plan
Subject: Please Stop Hokua Place Development

Dear Planning Commission:

PLEASE do not allow the planned Hokua Place development to proceed. Our precious island cannot afford to be devastated by urban sprawl. What we really need is affordable housing for existing locals and we should never allow addition traffic congestion to overcome our island. Let's keep our garden isle a garden of paradise.

Ma halo,
Eli Smith

Marisa Valenciana

From: [REDACTED]
Sent: Friday, June 09, 2017 6:06 PM
To: Kauai County General Plan
Subject: Stop Hokua Place -- PLEASE!!

Dear Planning Commission:

PLEASE PLEASE PLEASE do not allow the planned Hokua Place development to go through. Our precious island cannot afford to be devastated by urban sprawl.

Mahalo, from the bottom of my heart.

[REDACTED]

Marisa Valenciano

From : [REDACTED] >
Sent: Friday, June 09, 2017 12:58 PM
To: Kauai County General Plan
Subject: NO more housing

if it is not 100% affordable. What happened to the 30% affordable housing? Traffic is a nightmare. Our wedding and photography bussiness is suffering as a result of it, all of our customers complain.

Please only affordable housing, and ONLY if you have new roads built first!!!



Marisa Valenciano

From: [REDACTED]
Sent: Friday, June 09, 2017 1:57 PM
To: Kauai County General Plan
Subject: Overbuilding on Kauai

To whom it may concern,

I am a 30 year resident here on Kauai and I feel as though we are in a major crisis! The proposed affordable housing is a joke! There is not infrastructure to support more development . This course of action does not support our local families. Especially those families with Hawaiian roots! We don't need more empty houses owned by mainlanders or vacation rentals!!! We need real growth regulation and agricultural development support if we want a Kauai that people still want to visit and that real local families can afford to raise their children on!

Mahala for your time and consideration.

[REDACTED]

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Marisa Valenciano

From: [REDACTED]
Sent: Friday, June 09, 2017 6:05 PM
To: Kauai County General Plan
Subject: Hoku a Place objection
Attachments: Hoku a place.pdf

Aloha Planning Department.

I am attaching the testimony I sent two years ago, actively opposing the changing of variance from Agriculture for Hoku a Place.

I cannot believe that your wisdom was not heard here.

Two years ago since I wrote this, and everything has gotten worse and worse. Heading either way, north or south, on Kuhio Hwy in Kapaa is a total nightmare and is even tragically so much worse than two years ago.

And they've just broken ground on the condohotel thing behind Longs between the Courtyard by Marriott and the Beachboy. OMG, the traffic.

I don't suppose my testimony will make any difference, but here it is anyway. I cannot come in person because I have to work.

Ma.halo
Caro I Bear dmore

Marisa Valenciano

From: [REDACTED]
Sent: Saturday, June 10, 2017 10:38 PM
To: Kauai County General Plan
Cc: Dad
Subject: Kapaa subdivision Hokua Place

To our concerned government officials,

I have just learned about the newly proposed subdivision called Hokua Place behind the Kapaa Middle School. I have never written or spoken badly about our county, but I couldn't help but feel my blood boil as I learned of this ludicrous proposal. How could this possibly help Kauai and its residents? Have you no integrity? This subdivision would make the traffic in Kapaa go from horrible to horrendous. Think clearly about this. We cannot have more development on this island without addressing the road/ traffic situation. It's a no win situation not only for the local people, but in the long run for you as well. Try something different, listen to the people of Kauai.

Sincerely,
Andrianna Mendivil

Marisa Valenciano

From: [REDACTED]
Sent: Saturday, June 10, 2017 6:28 PM
To: Kauai County General Plan
Subject: I am against approval for "Urban" up zoning of Hokua Place!

I am up zoning of 97 acres behind Kapaa Middle School, called Hokua Place,

Reasons For

Stopping Hokua Place Development

1. Drowning in Traffic? The only road construction the state has slated for the next couple of years in the Kapaa area is an additional lane on the mauka side of Kuhio Highway between the Bypass Rd. and traffic light in front of Coco Palms. Yes, there's long line of south bound daytime traffic backed up against that light now. But don't forget that an equal jam of north bound traffic, inches through Wailua and Kapaa, in the afternoon. The county also has given the green light to build more housing in Kapahi and promote retail commerce, as well. Initially, the PD said that most housing would be focused in Lihue where plans are to permit residents to build an ADU next to their homes. Sadly, they abandoned plans to spare Kapaa from overdevelopment, despite traffic and diminishing quality of life.

Marisa Valenciana

From: [REDACTED]
Sent: Saturday, June 10, 2017 4:48 PM
To: Kauai County General Plan
Subject: Testimony against proposed Kauai General Plan Update along with Hokua Place and Lima Ola

Aloha Kauai County Planning Commissioners,

As I've said many times - the Kauai General Plan Update should be rejected (see articles linked below). The existing General Plan should remain in place until a proper update is attempted and completed.

Both the east side (Kapaa) and south side (Hanapepe-Eleele) are the victims of the proposed updated plan. Kapaa is further along in traffic and sprawl, but Hanapepe-Eleele will soon be neck and neck.

The update of the General Plan and change of State Land Use designation will permit the development of Hokua Place in Kapaa. Changing the Land Use of Hokua Place from Agland to Urban and assigning it to "Neighborhood General" doesn't make it right.

The idea that a single family unit costing over \$250,000 is reasonable is a joke in bad taste. The "Affordable Housing" ruse has proven to be a con job. The proposed Kauai General Plan Update is equally vile.

Rather than promoting the rural character of Kauai you Commissioners have been guilty of promoting that which has no future here (or on the mainland) - more suburban sprawl! As the United States descends into a deeper depression Kauai won't be safe as tourism fizzles and its resident population doubles (as per the General Plan). We will no longer have the "food security" that is now supplied by the mainland, or "job security" provided by mainland corporations.

American GDP growth is dead in the water. The US is in the hole more than \$20 trillion. Debt default and contraction is inevitable. Moreover, the corn and bread basket is just about farmed out. What we need on Kauai are opportunities for young people to farmstead. We need self sufficiency and resilience. More suburbia merely provides more debt, dependence and fragility

Kauai will require food and energy independence sooner than later, and your short sited "plans" to line the pockets of some friendly speculators and contractors will not provide the people of Kauai with what we really need.

I live in Hanapepe Valley. Traffic is getting thick here at rush hour. The General Plan is projecting more than a doubling of population. And, no surprise. the Kauai General Plan Update is equally inept here as in Kapaa. Lima Ola and the plans of Alexander & Baldwin are a sell out of our future. Living on a cul-de-sac is literally a dead end.

How do think you personally will escape the consequences of bad planning? Armed guards? A fireproof bunker? An escape to New Caledonia? Maybe you think that things will hold together long enough for you to experience generous pension through old age. Once the dept Debt Pinata breaks open the pension and even Social Security won't be safe.

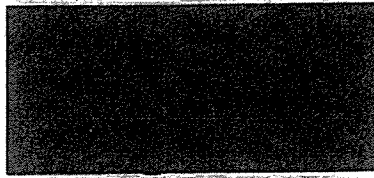
I don't think there is that much time left to get onto a path that can let Kauai be rural and self-reliant. We need a

Marisa Valenciana

From : [REDACTED]
Sent: Saturday, June 10, 2017 4:47 PM
To: Kauai County General Plan
Subject: Opposed to Hokua Place development

We are totally opposed to this proposed development. The land should remain zoned for agriculture. Housing developments should occur in the Lihue area on those lands near the airport and should be affordable. There are only two reasonable exits from the Wailua Homesteads area. For travel out on Olohena Rd this development would cause total gridlock, leaving only Kuamoo Rd. There are no plans to provide traffic relief in Kapaa and the resort developments will only exacerbate the situation.

Aloha,



Marisa Valenciana

From: Melissa White <mwhite@ssfm.com>
Sent: Saturday, June 10, 2017 8:28 AM
To: Marisa Valenciana
Cc: Marie Williams
Subject: FW: Message sent from Plan Kaua'i

Message sent from website.

Melissa M. White, AICP | Senior Planner

501 Sumner Street, Suite 620 | Honolulu, Hawaii 96817

Direct: 808.628.5861 | Fax: 855.329.7736 mwhite@ssfm.com | www.ssfm.com

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-----Original Message-----

From: [REDACTED]
Sent: Friday, June 09, 2017 6:11 PM
To: Melissa White <mwhite@ssfm.com>
Subject: Message sent from Plan Kaua'i

Name: [REDACTED]
Email: [REDACTED]
Message: Kauai planning Department
From: Dorothy and Dick Perry

Dear Planners,

We are very alarmed to hear that there are no new roads planned for Kauai, especially in the Kapaa, Wailua corridor and that Kapaa will be designated a large town, which may help facilitate the Hokua Place development. Please, do something that will help our awful traffic situation, we have sent many other notes to you of our concerns.

I realize you work hard but please there must be something that can be done with this runaway freight train that is our current traffic vs. more development situation. I know you live here too and know we are losing our lovely island to this mess.

Ma halo for you efforts
 Dottie and Dick Perry

Ticket: Requires PRO version

Page title: Plan Kaua'i - Kaua'i County General Plan Page URL: <http://plankauai.com/>

IP: Requires PRO version

Browser: Requires PRO version

Operating system: Requires PRO version

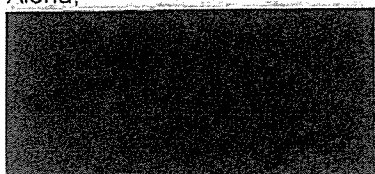
Screen resolution: Requires PRO version

Marisa Valenciana

From : [REDACTED]
Sent: Saturday, June 10, 2017 4:47 PM
To: Kauai County General Plan
Subject: Opposed to Hokua Place development

We are totally opposed to this proposed development. The land should remain zoned for agriculture. Housing developments should occur in the Lihue area on those lands near the airport and should be affordable. There are only two reasonable exits from the Wailua Homesteads area. For travel out on Oloheua Rd this development would cause total gridlock, leaving only Kuamoo Rd. There are no plans to provide traffic relief in Kapaa and the resort developments will only exacerbate the situation.

Aloha,



Marisa Valenciana

From: [REDACTED]
Sent: Sunday, June 11, 2017 11:09 PM
To: Kauai County General Plan
Subject: against urban for hokua

Please no urban for 97 acres behind Kapaa middle school, no Hokua rezoning. Thank you please, the traffic is way tooooooo much already, there are other places to put a developm ent . Aloha Karen wood

Marisa Valenciana

From: [REDACTED]
Sent: Sunday, June 11, 2017 12:21 PM
To: Kauai County General Plan
Subject: Hokua

Re planning commission approval of Hokua Place:

Who is lining your pockets for this development?

Think about the future of your kids.

[REDACTED]

Marisa Valenciano

From : Jennifer Larson <[REDACTED]@yahoo.com>
 Sent: Sunday, June 11, 2017 8:34 PM
 To: Kauai County General Plan
 Subject: Opposed to Massive Expansion, Opposed to Upzoning in Kapaa - Hokua Place Development

Dear Kauai Planning Commission,

I am writing on behalf of over 70 visitors from San Francisco and Northern California who have been visiting Kauai regularly since 1970, this is before many who live there full time now so we feel we should have at least a small say in the future of the island.

Some of us used to live and work there and many of us have been on island and spend time actively opposing more development. As tourism remains a major industry, it would seem responsible for the Commission to take our comments and that of other tourists to heart.

Kauai is a special place, but is on the cusp of losing that. All the development there especially in the last 5-7 years - and we have seen it all, some of us for 3 generations.....has NOT enhanced the desirability of the island from a tourist/vacationer's eyes. It is a negative. The traffic alone has become unbearable.

Once the island gives up its spirit and looks just like every other 'upzoned, transit oriented developed, PDA, strip malled' area in the US.....we have no interest in spending our dollars to be there.

People will choose to spend their money going to other places, Costa Rica for instance where it is still unique, natural.

Nobody wants to see Kauai lose its appeal. Not on the north shore, not in Kapaa, Wailua, Poipu, Hanapepeno place. Agricultural land is key, preservation is key.

Many, many families who have been quietly, blending in as vacationers for 50+ years and spending our money to have time 'away', will not likely keep coming to Kauai when it becomes a carbon copy of Maui or in deed, the places that we are looking to get away from.

We love Kauai, we have all spent time there volunteering and keeping the aloha as alive as possible. Keep Kauai special, make sure the focus is on sustainable growth and agricultural preservations. Please make sure protections are in place for it to remain pure, that is the recommendation of your Planning Department and is ostensibly, why you are serving on the Commission, not to degrade the island.

Kind regards,
 [REDACTED]

M arisa Valenciano

From: [REDACTED]
Sent: Sunday, June 11, 2017 5:22 PM
To: Kauai County General Plan
Subject: Hokua subdivision

Dear Planning Comissioners,

Please stop the progression of Hokua sub division. As a 25 year resident and home owner in KAPAA, I have to use Kuhio Highway and it is already so conjested, It is difficult and timely to get through town. If you add 1500 more cars it will be way worse. Do you get this? Do you live in other towns and not care because you don't have to drive through it ? Please handle the infa structure before add ing more subdivisions and hotels . Please try and protect us from over development and too many people. That is your job. We need our agriculture land, why did you change the zoning on this? We don't want to be gridlocked like OAHU. Please think this all the way through. It is a really bad idea to add any more people to KAPAA until the traffic problem is solved. Protect our aina, stop exploiting it by giving greedy developers their way.

Much aloha,
AbigailJones

Marisa Valenciana

From: [REDACTED]
Sent: Sunday, June 11, 2017 12:33 PM
To: Kauai County General Plan
Subject: Fwd: Hokua Place? Keep it AG!!!

"Hokua Place negates food sustainability. Ag. land is meant to grow food, not houses. Given buildings, pavement and GMO fields on Kauai, agricultural production land opportunities are slowly eroding. It's clear that with 90% of our food imported here, we must grow much more food to become sustainable."

For each of the islands in Hawaii--the target to hit is that of sustainability. Reduce or just stop "Urban UP-zoning" and leave its use agricultural!!!

[REDACTED]

Marisa Valenciano

From: [REDACTED]
 Sent: Sunday, June 11, 2017 12:35 PM
 To: Kauai County General Plan
 Cc: Council Members; 'Gabriela Taylor'
 Subject: Please do NOT ok the Hokua Place development in that area

Dear Commission Members,

Regarding the proposed Hokua Place development:

Yes, indeed, Kauai DOES need affordable housing. But NOT IN THAT LOCATION.

Kapaa's infrastructure will not support the Hokua Place development.

The sewage pump station across from Kinipopo shopping Village next to the Coco Palms even now (and for many years past) is overloaded - and stinks. It is a liability for the merchants in Kinipopo Shopping Village.

The Wailua waste water plant next to the hotel by Lydgate Park is very frequently past capacity (especially when it rains) and is nauseatingly odorous. That is right now!

Without a completely new wastewater plant at the north end of Kapaa, the hotels next to the Wailua River could very well suffer loss of business.

Then there is the traffic - primarily the bottleneck in Kapaa.

Whatever the people from the mainland think, the traffic problem is Kapaa cannot be solved without millions of dollars to expand the main highway or to build/ expand the bypass road - which will then have to be extended OVER the Wailua River.

In addition, Olohena Road is a county road, and if you drive it, you will notice that the County does NOT have the resources to keep Olohena Road properly maintained even now.

Kuamoo Road, the other access road to Wailua Homesteads, is narrow and has many curves.

It is sometimes difficult for emergency vehicles to navigate Kuamoo Road when traffic is heavy. (This is especially true going downhill during morning rush hour traffic.)

Development of Hokua Place will only exacerbate this problem, as people cut across Kamalu Road and drive down Kuamoo Road during heavy traffic hours.

Please ask the Hokua Place developers **to re-consider the location** and perhaps develop on land closer to Lihue.

There is plenty of space mauka of the highway near Nukolii, (between the jail and Lihue) for example.

Another option is the area mauka of the highway between the airport and Walmart, along Ahukini Road.

A third option is the area behind old Immaculate Conception School in Lihue - and area currently not being used, but very close to infrastructure, shopping, schools, KCC community College, Wilcox Hospital, and County and State job areas. Reasonable bus service is available in the area, and some people could even walk to work.

These areas would offer less traffic congestion, easier access to infrastructure such as sewage, bus service, schools, work for many county and state employees, and to the hospital for emergency services.

As an incentive for the Hokua Place developers:

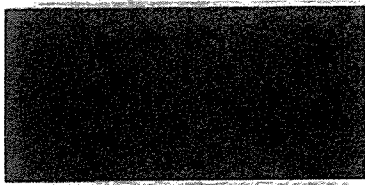
Areas closer to Lihue also will cut construction costs for developers as materials can be delivered at less cost (and distance) from the harbor and the airport.

Areas mentioned above are also reasonably level, cutting costs for developers in terms of creating access roads, home foundations, etc.

In some cases, like the area behind old Immaculate Conception school, old cane roads exist and could be utilized - again, cutting costs for the developers.

PLEASE think this all the way through.

Thank you,



"Start where you are. Use what you have. Do what you can." - Arthur Ashe

Marisa Valenciana

From: [REDACTED]
 Sent: Sunday, June 11, 2017 12:12 PM
 To: Kauai County General Plan
 Subject: testimony for general plan update June 13

Dear Planning Commission,

I was appalled to hear that AG zoning was changed to "urban light" for the proposed Hokua Place development. Since your earlier objections (and many of ours) I am wondering what made your department cave?

The purpose of Ag land zoning, as you know, is to maintain areas on Kauai where food is to be grown. And to preserve the rural lifestyle of this beautiful island.

We are already so bogged down with traffic in the kapaa area. Often times the bypass is backed up so far that it is just another traffic jam and no real alternative to the highway route.

I live in the Wailua house lots

With the proposed traffic outlet from the rebuilt coco palms hotel coming out onto Haleililo, the road I and everyone else in the house lots must take to get to the highway, what will that mean for us????

You already have agreed to 2 new resorts and the rebuild of the Coco Palms in Kapaa.

The requirement for 30% affordable housing seems to have also gone down the tubes. The new development in Hanamaulu has NO affordable housing at all. What happened to that requirement?

Affordable by whose standards? Silicon Valley or Marin County in California?

Is it true that 45% of Kauai homes are purchased by mainlanders or foreigners? Is this really what is best for Kauai??

Your decisions are not in keeping with what the residents of this island - whom you are here to serve - need and want. They do seem to be in keeping with what developers, who don't have a SHRED of interest in anything other than what benefits their profit coffers, want. WHY IS THIS?

Don't WE pay your salary through our hard earned taxes?????????

These decisions which you are now making are irreversible. You live here too. So you must care about the same things the rest of us who live here care about.

Our main industry here on Kauai is the visitor industry. People who come to Kauai come here rather than to Oahu or Maui because of the natural beauty and laid back life style. They do not come to sit in traffic.

The higher the housing prices, the more the people who live here cannot afford to live here and have to leave. This creates increasing resentment and hostility. Do you really think visitors will come for the stink eye resentment they are already getting which is only going to get worse?

WE the people of Kauai NEED YOU to be our watch dogs, watching out for controlled development. Remembering what makes Kauai so special and doing what needs to be done to keep it that way.

I urge you to keep all of this in mind and return the area of Hokuia Place to ag land. Those developers can go somewhere else and ruin their paradise. Why let them ruin ours?

Please remember, these decisions are IRREVERSIBLE once the buildings are built.

NOW IS THE IMPORTANT TIME, to get priorities right. You have the POWER. I implore you to use it conscientiously and responsibly - for the benefit of this beautiful island and the people who live here. And not for the developer's profits or rich land owners interests who hardly ever step foot on Kauai.

Can we count on you?

I sincerely hope so.

Aloha,

[REDACTED]

M a r i s a V a l e n c i a n a

From: [REDACTED]
Sent: Sunday, June 11, 2017 12:11 PM
To: Kauai County General Plan
Subject: Hokua place

Regarding Planning hearing for Hokua Place :

Dear Planning commission,

I don't know who is lining your pockets, but its not worth it.

Think about your kids and their future.



An Open Letter to the Kauai County Planning Commission:

155

Dear Planning Commission,

As residents of Kapa'a we need your help! The quality of life in our small community is degrading rapidly, drowning in a sea of traffic as we try to navigate the "Kapa'a Crawl"... and things will soon get far far worse. Three commercial developments are already under construction along the Kapa'a corridor -- including the reconstruction of the iconic Coco Palms. Add in the additional traffic from the proposed Hokua Place, Development and our already significant traffic will become unsustainable.

Doubt this? Then just look at this video my wife and I put together and posted last year on YouTube at: <https://youtu.be/aSa5bOEpaBM>

Does Kaua'i need new affordable housing? Yes! But as most real estate agents will tell you: "Location, location, location". Hokua Place is located along the most trafficked corridor on the island. One that has been suffering traffic backups and delays for years. Add in that additional traffic and what you are creating is not affordable housing, but a massive traffic jam, a permanent parking lot. Until our traffic issues can be addressed, new construction needs to be put on hold or built closer to Lihue.

I recently spoke to one of the developers of Hokua Place while waiting outside to enter a Planning Commission meeting. A nice individual who seems honestly intent on providing housing for our growing population, although his idea of "affordable" housing is far more expensive than most residents can afford. His argument about the traffic issue went along the lines of (and I am paraphrasing) "Yes, the traffic is unsustainable and Hokua Place will make it worse, but the only way to get the county and state to take action on the traffic situation is to make it SO bad that they HAVE to act." My answer to him was that this was akin to jumping out of an airplane without a parachute hoping someone will give you one on the way down. Lord help us all if we ever have to evacuate the area in an emergency!

I wish that more more housing projects, rather than hotel and resort projects, were being considered. But wishes don't solve traffic problems. Only well planned and fully funded road projects can do that. Until the state and county are willing and able to fund the road improvements we so desperately need,

Hokua Place is the Worst Place to Build.

Mahala, _____

Bill Peterson



Infrastructure Overload:

The final consideration, which isn't spoken about enough, is that Hokuia Place will negatively impact our water supply, sewer, and landfill, which is already near capacity.

Please do not approve the Hokuia Place development, for the sake of all of us who will have to bear the brunt of more density of traffic in already congested corridors; more housing, even if visually low key, that will really be for the wealthier among us, not the ones that truly need affordable housing; more strain on our infrastructure generally.

Respectfully,
Nya Day

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10 K1 Virus-free. www.avast.com

M arisa Valenciana

From : [REDACTED]
Sent: Sunday, June 11, 2017 9:29 AM
To: Kauai County General Plan
Subject: Stop rezoning in Kapaa, please oh please

Aloha Plan Kauai,

I witnessed the demise of Windward Oahu. Don't let t hat happen to Kauai.

Protect the rura l charm for residents and visitors!

I oppose rezoning in Kapaa from Ag to Residential.

Also adding more resorts and businesses to the Kapaa areas is crazy!

If you don't' do something about the tr affi c now, you are doing a disservice to the residents of this island.

The planning department is weak, and the developers are getting away with everything!

Affordable housings is \$200,000 not \$500,000!!!

Marianne

Marisa Valenciano

From: [REDACTED]
 Sent: Sunday, June 11, 2017 8:34 AM
 To: Kauai County General Plan
 Subject: Testimony to Planning Commission re. General Plan Update

To the County Planning Commission:

I am extremely upset about the Planning Commission having changed the zoning to allow the Hokuia Place development to build up to 100 dwellings in what is already a very congested area. The Planning Dept. left the zoning as "Agriculture" in an earlier draft of the General Plan, after over 200 testimonies against the development were submitted. I was very relieved that the Planning Dept. had listened to the testimonies and that this development was stopped in its tracks.


Now I see that the zoning has been changed, and the Hokuia Place subdivision is again being seriously considered for approval, even though it is NOT offering low key affordable housing which the island desperately needs. Hokuia Place does not truly offer affordable housing as it does not have density rules and requires all of lots to be affordable. The lowest sale price according to the Hokuia Place Environmental Impact Statement (EIS) is \$250,000, which is for a 2 BR. condo. Single homes are slated to sell for \$650,000 to \$950,000. Locals cannot afford these homes.

But that isn't the most pressing concern regarding the development. The proposed Hokuia Place development couldn't be located in a worse spot. More residential units, and even more commercial stores, will cause more vehicle congestion on Oloheua Road, the bypass leading to Kuhio HWY, and other streets in the area, already tied up with traffic. In my testimony to the County Planning Dept., I asked planners to please consider not allowing this, and any other new developments, to be approved until the traffic congestion problems on Kuhio Highway are resolved enough to truly handle more vehicles on the road. Yesterday the mid day traffic flowing south on Kuhio was a never ending slow moving line from the bypass in Kapaa all the way to Hanalei.

One of Kauai's number one issue. Everyone I talk to about this feels that there are dozens of hotel developments that appear to be going forward before sufficient traffic studies have been done. I have seen that the proposed future road extension plans will hardly relieve the traffic congestion we have now, let alone deal with the added potentially 10,000 + cars from the Hokuia Place development and the already approved new hotel developments being built.

Please do not approve the Hokuia Place development, for the sake of all of us who will have to bear the brunt of more density of traffic in already congested corridors, and because the homes being built will really be for the wealthier among us, not affordable housing for the ones that truly need it.

Respectfully,
 Mya Day

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Marisa Valenciana

From: [REDACTED]
Sent: Sunday, June 11, 2017 9:19 AM
To: Kauai County General Plan
Subject: Hokua Place Development

The the County Planning Commission,

While affordable housing is a top priority for Kauai, improved roads to alleviate traffic congestion must supersede all further development of the Kapaa corridor. To add to an already horrendous traffic situation without first addressing road improvements seems distressingly irresponsible. To approve a zoning change for Hokua Place when new resort development already beginning in the Kapaa area has not triggered full state, county or developer financed road improvement or traffic mitigation appears to negate the very concept of developing a general plan in the first place. Rezoning at this time before full traffic mitigation is accomplished is a disservice to the people of Kauai and an abdication of the Planning Commission's responsibility to bring coherent foresight to the process they have been entrusted with.

We pride ourselves on quality of life here on Kauai, but what is happening to that quality when hours are spent weekly or even daily sitting in traffic instead of caring for family and attending to the daily responsibilities that we all face. Families will suffer. It is with that in mind that I respectfully ask that the Commission act responsibly in regard to it's duty to the people of Kauai and return the Hokua Place acreage to Ag zoning until such time as the infrastructure is in place to support the increase traffic that it will inevitably bring to an already grossly overtaxed road system. As we all know and can experience daily when we travel our roads, there is no historical evidence that building first will bring the infrastructure to support it.

Regards,

Jack Day

[REDACTED]

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[https:// www.avast.com/ antivirus](https://www.avast.com/antivirus)

M arisaValenciana

From: [REDACTED]
Sent: Sunday, June 11, 2017 6:45 AM
To: Kauai County General Plan
Subject: In opposition to Hokua Place development

In Regards to General Plan:

In agreement with the Planning Dept. that land by Kapaa Middle School referred to as Hokua should be left zoned agriculture.

- We need to pursue and develop ag land that can help feed people on the island as we come to realize the need for greater food independence that can provide long lasting employment.
- There is not the infrastructure for this density of homes in this location. One of the biggest complaints of residents is the Kapaa-Wailua traffic for which there seems no alternative but fewer cars, certainly not more
- This will not provide what is considered 'affordable' housing to the vast majority of residents. If residents cannot afford, who will this be serving? What are other alternatives that are actually affordable for those in the market?

Respectfully submitted,

[REDACTED]

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Marisa Valenciana

From: [REDACTED]
Sent: Sunday, June 11, 2017 6:30 AM
To: Kauai County General Plan
Subject: Please Stop Hohua Place Development

For The Future,

Please Stop Hohua Place Development. Kauai needs your support for its children, for its local population, for the sustainable future of all.

We are all aware of the problems with turning Agriculture land into housing developments. We are all aware that local affordable housing does not exist for those who have families and the elder population. We are all aware that the roads on Kauai, especially thru Kapaa cause traffic nightmares, deaths, and difficulties for both residents and visitors. WE are all aware that visitors with integrity will no longer come to Kauai and sit in traffic jams.

There is no real alternative. Stop the Hohua Place Development.

Thank-you for your attention, for the good of ALL

[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Sunday, June 11, 2017 12:08 PM
To: [REDACTED]
Subject: UO: Hokua Place? Keep it AG!!!

"Hokua Place negates food sustainability. Ag. land is meant to grow food, not houses. Given buildings, pavement and GMO fields on Kauai, agricultural production land opportunities are slowly eroding. It's clear that with 90% of our food imported here, we must grow much more food to become sustainable."

For each of the islands in Hawaii--the target to hit is that of sustainability. Reduce or just stop "Urban UP-zoning" and leave its use agricultural! !!

Aloha,

[illegible]

Marisa Valenciano

From: [REDACTED]
Sent: Sunday, June 11, 2017 11:58 AM
To: Kauai County General Plan
Subject: Enough is ALREADY TOO MUCH

What are you the planning commission, county representatives doing to our lives? You're sucking the life and soul out of our island and our hearts. Why oh why were 3 large resorts approved? Our infrastructure does not support this level of development. I'm in shock that now Hokua would be considered why didn't developers build housing where resorts may now stand. STAND up for the island which first dreams were found. We can rename our island...Construction Zone. SADLY
VH

Sent from my Verizon Wireless 4G LTE smartphone

[REDACTED]

Traffic

June 11, 2017 4:23 PM

In her June 9th well written article in TGI Ms Taylor factually points out why Hokua Place should not be rezoned or permitted to have 780 units built on it.

Her major reason, amongst others, is that another potential 1500 vehicles will come out of this development and along with the hundreds of other vehicles that are bumper to bumper now, coupled with a potential 2500 more from construction of 3 hotels started in the Market Place, Kuhio Highway will become a parking lot!

Locals and visitors alike are already screaming about this east side traffic mess so just do the math and if all these units are built I would like any one of you to tell me and most of this audience that we are wrong. Without infrastructure first being put in place BEFORE issuing permits to build, no big developments should be given the go ahead. And yes, I know that this body is not to blame for permits issued in the past, permits that should have had the stipulation that the builder come in when the units are not built for 15 or 20 years or longer. But you do have the responsibility to do something now with this Hokua Place issue.

We need added lanes and wider roads--the contra flow proves that this works but it is costing the tax payers \$3000 a day to put these cones up and take them down, money over the years that could have

built more lanes. And, Kauai desperately needs more alternate roads (cane haul roads are the answer) to not only alleviate traffic but give the people other routes to use in case of a disaster. The Kapaa bypass road is proof that an alternate route will take traffic off Kuhio Highway but we need many more of those to make travel on Kauai like it was 30 or 40 years ago.

We need the planning commission, the council and the administration acting in conjunction with each other to solve serious problems like this. But this body has the power to address what is happening to Kauai and the people will appreciate your doing it.

Marisa Valenciano

From: [REDACTED]
Sent: Sunday, June 11, 2017 10:00 AM
To: Kauai County General Plan
Subject: STOP Hokua place and other developments

Aloha Planning Department,

As a resident of Kauai I am saddened that the Hokua place is still up for discussion as a possible development. I have been coming to the islands every year for over 40 years and living here full time for almost 2 years. We were very much drawn to Kauai because of the special energy here and that it has been preserved. Maui has been taken over by developers and is a constant grid lock of traffic. It was very hard to watch that over the years. Kauai has a unique opportunity to grow with the times but to learn from Maui and their mistakes of over growth!!!

We are already drowning in traffic in Kapaa. At 2pm when I pick my son up at Healing Horses the cars on the bypass are backed up for a good 15 min to get to the hwy. Of course on the Hwy it is backed up all the way through town. We can not afford more cars in Kapaa (or other places on the island as Hanalei is a mess of traffic as well. A Kauaian family that has been here for generations that I know had to leave Hanalei and come to Kilauea to try and have some of their quiet island life back. This is very sad). It is nice to see tourism up on Kauai as that helps all but that adds so many cars to the road and there are many hotels slated in Kapaa which will already create too much traffic both directions. Something needs to be done about traffic FIRST before adding more housing and hotels and taking away precious AG land. We import 90% of our food. How is that sustainable if something were to happen in the availability of that pipe line of food sources to the island!? We must consider the future of the island for current residents and the children who wish to live and thrive here in a place that is currently magical with the island feel. Please do not destroy it. Big developers have always gotten the say with their money. The developers come and make their money and leave and the folks living here have to try and come up with a median home price of \$730,000. Can't we find it in our hearts to find another way to keep balance on the island? Please say no to Hokua.

Mahalo nui loa,
Jillian Auberger

Marisa Valenciano

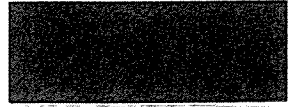
From: [REDACTED]
Sent: Sunday, June 11, 2017 5:52 AM
To: Kauai County General Plan
Subject: General Plan Update for the next 20 years

To Whom it may concern:

Regarding the 97 acres behind Kapa'a Middle School, called Hokua Place, this should remain zoned Agriculture AG. When, and only when, the infrastructure has been completely updated and 30% of any new development is designated for affordable housing should any additional development be approved.

Thank you for your attention.

Mahalo.



Sent from my iPhone

Marisa Valenciano

From: [REDACTED]
Sent: Monday, June 12, 2017 11:31 AM
To: Kauai County General Plan
Subject: Hokua Place No, No, No!!!!

Aloha Comm issioners ,

I'm writing one behalf of the future of Kauai , it's children, it's resources. the precious treasure that she is and holds.

Please stop the developers of Hokua Place, in Ikapaa.

Kapaa is already overcongested. You already know this.

Hokua Pl is not going to be affordable, as they t out. Developing t his area will cause irreparable damage to Kauai's future.

Help preserve, conserve, Kauai' s rural Life. You hold this decision .
Make sure it is the right one.

M ahalo,

[REDACTED]

Marisa Valenciano

From: [REDACTED]
Sent: Monday, June 12, 2017 11:20 AM
To: Kauai County General Plan
Subject: The plan for Kauai...NOT PONO...

June 12, 2017
11:11 AM

To Whom It May Concern:

Please rethink the so called **Kauai Plan** to build all the not affordable homes above Kapaa school. I live above that area and have experienced total grid lock when school lets out especially on Wednesday's Farmers market time.

Please take the time to experience such a frustrating situation for your self, and if you do..... you logically won't allow any more mass building on this very little "Garden Island".

What people need is land to grow our own healthy life sustaining gmo free food.

I also feel another priority should be the road system on the island that needs to be expanded.....if even possible.

Oloheua Road in Wailua is now a race track full of deep dangerous pot holes for the locals to avoid the Kapaa gridlock.

Please also give a moments thought to what this island will be like 7 generatios from now for all your descendants....

NOT a pretty picture I am sorry to predict.

With Aloha and Concern,

[REDACTED]

Marisa Valenciana

From: [REDACTED]
Sent: Monday, June 12, 2017 10:05 AM
To: Kauai County General Plan
Subject: Hokuia Place development

Think wisely and hold strong to wise thinking.

I think Hokuia Place is a bad location for constructing new and not affordable housing; it's not a wise choice.

Choosing a location on Kaua'i where the roads are capable of handling the traffic impact is a responsible decision. I urge you to be wise and responsible for your Ohana. Especially when the cost of the houses will exceed what Kama'aina can afford so ALL those vehicles owned by those from outside Kaua'i who can afford the homes would be ADDED to the current traffic congestion... that is BEYOND the road capacity!!

I live in Wailua and drive on the bypass and Olohena Rd regularly; I experience the gridlock of traffic on those roads during the high use times... presently, the roads are maxed!!

With the 3 hotels already slated to be constructed in Kapa'a the traffic will be extremely unbearable! Allowing Hokuia Pl development would seriously impact that tragic situation and would be extremely irresponsible!!

Why make decisions that add more Stress and Frustration to your Ohana?! Especially when other and better options are available! Lihue, with the recent road development, more likely has the capacity to handle the increased traffic load of such a development for newcomers.

Actually, what Kaua'i needs is affordable housing for Kama'aina, build that in Lihue!

Think wisely and hold strong to wise thinking.

Mahalo

Respectfully,

Leslee Dancosse
[REDACTED]

MarisaValenciana

From : [REDACTED]
Sent: Monday, June 12, 2017 1:07 PM
To: Kauai County General Plan
Subject: RE: Stop rezoning in Kapaa, please oh please

Aloha Marisa
Mahala for forwarding my testimony.
Please add my testimony against Phase 2 of Princeville.
For 2 reasons;

This island has the opportunity to not make the same mistakes as Oahu and Maui.
Don't build more vacation rentals, the resort areas aren't getting enough business to keep employees
hours up.
Keep as much land as possible, development goes against the majority of people that want secondary
industries and sustainability.

Mahala
Marianne

On 2017-06-12 11:38, Kauai County General Plan wrote:

Aloha Marianne,

Thank you for sharing your testimony! We will transmit your testimony to the Planning Commission.

Mahala!

Marisa

From: [REDACTED]
Sent: Sunday, June 11, 2017 9:29 AM
To: Kauai County General Plan <plankauai@kauai.gov>
Subject: Stop rezoning in Kapaa, please oh please

Aloha Plan Kauai,

I witnessed the demise of Windward Oahu. Don't let that happen to Kauai.

Protect the rural charm for residents and visitors!

I oppose rezoning in Kapaa from Ag to Residential.

Also adding more resorts and businesses to the Kapaa areas is crazy!

If you don't do something about the traffic now, you are doing a disservice to the residents of this island.

The planning department is weak, and the developers are getting away with everything!

Affordable housings is \$200,000 not \$500,000!!!

Marianne

Marisa Valenciano

From: [REDACTED]
Sent: Monday, June 12, 2017 12:06 PM
To: Kauai County General Plan
Subject: Against

I would like to go on record stating I am against approval for the "Urban" up zoning of 97 acres to be behind Kapaa Middle School, called Hokua Place.

I believe this will cause unbelievable stress on the already insufficient road system and permanently negatively effect the community.

Furthermore, I do not believe that true affordable housing will be offered in such numbers that will help solve the housing crisis. The fact is, homes would need to be offered in the \$200,000-\$300,000 to be truly affordable.

Finally, the amount of traffic and congestion surrounding the middle school will create an unsafe environment for the kids who walk on the roadways and do not live in the new proposed community.

It is true that affordable housing needs to be addressed & provided, but this is clearly not the solution.

Karen Gonzalez
[REDACTED]

Sent from my iPhone



June 12, 2017

Kauai County Planning Commission
4444 Rice Street, Lihue Civic Center
Lihue, HI 96766

RE: Concerns with the General Plan June 13, 2017 Department Draft

Aloha Planning Commissioners:

Despite a colossal effort by staff and many consultants, the final draft of the General Plan remains deficient in many ways.

"Kauai is at a crossroads" -that is how the GP begins and the greatest threat is future growth, states the Plan. In contrast however, the Plan seeks to "accommodate" growth rather than manage it with slow-growth tools. What we really have, as someone said, is a "Large Landowner General Plan", because the trajectory of the Plan clearly urges growth despite the inability of infrastructure to keep up since the GP2000. And, this foundational error is contrary to the policy statements.

The Plan even re-defines SUSTAINABILITY with a pro-growth spin by substituting the word "growing" in place of the traditionally used word "living" in this quote (top of page 1-3, Section 1.3.1 A Sustainable Island):

"Sustainability means growing responsibly to meet the needs of current and future generations..."

Tourism Growth Management.

Important information related to tourism carrying capacity appeared in the January Draft Plan (page 2-80) but was removed from the June Draft (pages 3-83 to 3-84):

"The *Kauai Tourism Strategic Plan 2016-2018 Update (2015)* (KTSP) noted that when ADVC exceeds 25,000, **there is a noticeable decline to both the visitor experience and the residential quality of life.** As shown in Table 2-3, this now happens on a regular basis. The daily visitor count surpassed 26,000 in December 2014, and triggered visitor complaints. **In July of 2016 the visitor count was nearly 30,000 per day.**"

This deleted information is replaced with the very unnecessary, redundant Action 2.b. (pg 3-88):

"Explore development of a maximum annual visitor carrying capacity."

The *Tourism Strategic Plan* already acknowledges the detrimental impacts that result when the Average Daily Visitor Census reaches 25,000.

Serving Residents of the Kawaihau District
"We treasure our rural community"

340 Aina Uka Street, Kapa'a, Hawai'i 96746 • 821-2837

Furthermore, the county's projected tourist counts are much too low. To prove this, simply take Figure 3-8 ADVC (2005-2015) from page 3-83, and overlay it on Figure 11 (from page D-12, Appendix D: Growth Trends and Projections). It then becomes clear, how wrong the Plan's purported .4% rate of tourism growth is, compared to the actual 4.6% annual growth rate from 2010 to 2015. In addition, the county's growth projections should not be predicated on acts of God such as hurricanes.

Policy for Citizen Participation, Early Consultation and Input.

At the last Commission meeting, W-KNA submitted a handout of policies compiled from the GP2000 (see attached). These important public process guidelines have been minimized in Plan. Policy #19 *Communicate with Aloha* simply does not embody the principles of citizen participation adequately and we strongly recommend incorporating this back into the GP.

Community Plans.

The GP has proposed future land uses that are not consistent with existing zoning designations. Those recommendations essentially hijack what Community Plans are intended to do. Securing resident buy-in for any proposed up-zoning, needs to occur at the Community Plan level. Encouraging growth in this way is inappropriate when vital infrastructure improvements have been deferred for two decades. This Plan over-reaches in its up-zoning recommendations.

Using the example of Hōkūia Place (formerly Kapaa Highlands) a high density development proposed for Kapaa, we ask that Commissioners not recommend up-zoning at this time. Again, future land use designations should come from the Community Plans, not the GP.

Kauai's Eastside has not had the benefit of a detailed community plan for over 40 years! Although Appendix A lists the East Kaua'i Community Plan (draft, 2015), the Draft was never provided to CAC members, like myself, who served on the CAC for 8-years. And, to date, there is no movement to adopt it.

Policy Maps are Unusable Due to Scale and Lack of Detail.

Figure 3-10, Kauai Visitor Destination Areas (page 3-86) provides no meaningful content because the map's scale makes it indecipherable.

All the Policy Maps are incomprehensible. Compare them to the excellent Land Use Maps and Heritage Resource Maps in the GP2000. It would be a travesty to adopt maps that are so acutely deficient. Even names of well-known Heiau are omitted from the Heritage Resource Maps! And there are inaccuracies in the Major Landowner Maps as well.

Action Matrix (Appendix D and Implementation & Monitoring (Chapter 4).

It would be wrong to approve this Draft when there are 87 pages of recommended actions that have not been updated.

The Action Matrix is not so different from the 97 Implementing Actions listed in the GP2000. Where it falls apart, is when leadership does not subsequently delegate these tasks as priorities for each Department Head.

A timetable for the implementation of these actions is needed. The proposal to monitor implementation every two years (page 4-5) is inadequate and the "biannual committee-based evaluation process" falls short unless semi-annual progress reports to the County Council are required. This Plan can only function as a meaningful policy setting document by designating short and long-term priority actions.

Other Concerns & Omissions.

- a) Figure 1-1. County Planning System (page 1-2) presents an oversimplified and imprecise graphic. It should be replaced with the original graphic from the GP 2000 on page 1-6.
- b) Appendix G-Entitled Projects. Approval dates need to be listed for every project, not just a few. Zoning is NOT an entitlement: it's an opportunity to apply for a use - therefore the definition of "entitlement" in the Glossary needs to be corrected by removing " zoning".

A priority action must be the drafting of a "Use it or Lose it" land use bill to address entitled projects that have not moved forward/or been completed within 10-years of permit approval.

- c) Protecting Important Ag lands (page 3-91) - the Plan omits the fact that the County's Important Agricultural Lands Study (2015) was never approved or adopted by Council. Yet it is referenced as if it was approved, under "Functional Plans" in Appendix A.
- d) Hawaiian Home Lands (page 3-30). Data from the most recent DHHL Wailua Regional Plan (Dec. 2009) should be cited. In Wailua alone, there are 640 residential lots planned for 216 acres. Instead, the Draft Plan inaccurately states: "Of high priority is a total of 621 lots to be developed across three areas" of priority tracts for residential development: Wailua, Hanapepe and Anahola/Kamalomalo.

Infill & "Place-Based" Land Use Designations

W-KNA rejects the Berkeley consultant's "Place Typing" scheme that draws circles around town core areas (in the Tsunami Zone) and calls for infill growth in those areas.

The walk-shed concept is not suitable for all communities and miss-applied to some due to the topographical constraints. Lands surrounding the town centers should not automatically be designated for higher density mixed use -- this is what the community plans are meant to decide.

The proposed land use designations for communities (including neighborhood center, neighborhood general, neighborhood edge place-type designations) should only be identified as "preliminary proposals" which in the future, may or may not be endorsed at the Community Plan process level.

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June 12, 2017

To: The Planning Commission

From: DrB Blackwell - Two-minute Testimony

UHM and Chair of Governing Board for Alaka'i O Kaua'i Public Charter School

Re: Development of Hokua Place, Kapaa

As a UHM teacher education supervisor, I travelled daily on our roads to each of our DOE schools. I saw each year, our roads becoming more crowded - and today, the traffic is unreal. So, am I against the Hokua Place development? Yes, but.... if you do give approval for this development please mandate that they must build our **free, public K-8 school** for the island within their development.

Alaka'i O Kaua'i Public Charter School was approved August 2016 and I immediately called Mr. Greg Allen. I asked him if we could rent the land that has been sitting empty for many years for our free, public school. He told me he could not rent us land, but would sell land to us.

Throughout the rest of the year, we investigated 30 different places for our school to open this Fall 2017. Ag land was not available to us for we could not push through all the permitting and plans that were required of us. In our short two months enrollment period, we received 111 applications to enroll and that was knowing only that we were seeking a place on the east side of the island. Because we did not have a facility, the Charter commission said we could not open this fall. And if we do not find a facility in which to open Fall 2018, the five-year charter contract that we now have, will be rescinded. Kauai will lose a hard-earned opportunity for a project-based school that will transform education by producing kids who can problem solve and be critical thinkers.

It took the community three years to get our 21st Century school approved. 680 local signatures were collected in support of our school, for the community saw a great need for an alternative way of learning.

Please.... if this development goes through, give something back to the community; give our youths - a future.

June 12, 2017

To: Kauai Planning Department
Re: General Plan Update

I am submitting this public testimony as a concerned citizen and community member. My concern is in regard to the proposed Hokua Place which is slated to provide approximately 30 new dwellings on the island. My first concern is how this will affect the already over-congested traffic situation. Secondly, as a teacher at the public elementary school I am very well connected to the income level of many families on the island and the needs that they have for affordable housing. I am not completely anti-growth. I think the Planning Department of Kauai should be long-range in their thinking and provide for the families that live and work here by building housing that is accessible to working families.

I ask you, What provisions are being made for community members who work in the service industry and have families to support? (This includes teachers, by the way. We certainly cannot afford a house for \$700,000.) How will the back bone of the community continue to live on Kauai if we don't provide a means to live here? How will anyone be able to get from place to place if we do not have an infrastructure to allow for this growth?

Please consider all of the ramifications of your policies and manage growth of this island by providing affordable housing and limiting construction on new homes and hotels that support the wealthy. Be visionaries and be the public servant you are charged to be.

Thank you,

Kristina Kenegos



June 12, 2017

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Please.... if this development goes through, give something back to the community; give our youths - a future.

Marisa Valenciano

From: [REDACTED]
Sent: Monday, June 12, 2017 2:25 PM
To: Kauai County General Plan
Subject: Testimony on Hokua Place Development and the General Plan

Dear Kauai Planning Commissioners,

Greg Allen of Wailua is one of the principal developers behind the proposed Hokua Place housing project, so it is no surprise that he thinks it is a great idea to add housing density to this area. However, he lives in Wailua and does not have to deal with the entire Kapa'a Traffic Crawl every day, like we do. He doesn't have to inch his way through the traffic circle, the backup on the bypass, or wait patiently for the lights to change at Safeway or Brick Oven Pizza on the Kuhio Highway as he travels south from Kapa'a or points north. For him, it is a great idea to add 769 housing units, and 1,500 plus cars, to the daily traffic grind. We can't blame him. If we had hundreds of millions of dollars of development plans on the line, we might think the same way- but I hope we would first ask ourselves, "what will this do to our community?"

The Hokua Place development plans call for "86 single-family lots and 57 townhouse units to be built on 97 acres of land." A more revealing description would be 86 single-family lots and 683 condo units in 57 highrise townhouses. That is 769 family homes. Assuming the current Kauai average of 2.99 persons per household from the last census, we are talking approximately 2,300 people added to our local Kapaa population.

According to the County's own "Multimodal Transportation Plan" Kauai has the dubious distinction of being the only Hawaiian island with more than one registered vehicle per person. That would be 2,300 plus vehicles. But let's just assume a lower number - say two cars per household. That is still 1,538 vehicles added to the Kapa'a crawl every morning and evening. When you add in the additional traffic from the two already approved resort developments between Long's and the Coconut Marketplace, not to mention the planned rebuild of the iconic Coco Palms Resort, you can expect some significant waits in traffic. Personally, I would recommend trading in your car for a camper van. You will need it.

Yes, the State and the County traffic engineers have plans to improve the traffic flow. I have attended many of their meetings over the years. Oddly enough, the current plans are just like the ones they discussed two years ago, four years ago, six years ago...you get the picture. Road and highway improvements are expensive and most of the funding never seems to make its way off of Oahu.

But the Hokua Place contractors say they will build a new road from the bypass to the homesteads. This will help at the traffic circle, but it won't do a thing for the backups on the bypass where it connects to Kuhio Highway. It is still additional traffic. The traffic almost backs up to the traffic circle now. Add in more cars and you are building a parking lot, not a road.

I recently spoke to one of the developers of Hokua Place while waiting outside to enter a Planning Commission meeting. A nice individual who seems honestly intent on providing housing for our growing population, although his idea of "affordable" housing is far more expensive than most residents can afford. His argument about the traffic issue went along the lines of (and I am paraphrasing) "Yes, the traffic is unsustainable and Hokua Place will make it worse, but the only way to get the county and state to take action on the traffic situation is to make it SO bad that they HAVE to act." My answer to him was that this was akin to jumping out of an airplane without a parachute hoping someone will pass you one on the way down.

Lord help us all if we ever have to evacuate the area in an emergency, because this is not just a traffic issue. Since Kapa'a houses the greater portion of the island's population, much of it within the low lying designated Tsunami Flood Zone, this traffic corridor is an integral part of the Tsunami Evacuation Plan. Having inadequate and congested roads on a daily basis is one thing. Having them during a major disaster is another. The potential for loss of human life is staggering.

Does Kaua'i need affordable housing? Sure it does. And if the infrastructure were in place here in Kapa'a - better roads, larger sewer treatment facilities, appropriate water supply, and sustainable agriculture, I would say "go for it!" But they are not. Nor are most of the proposed units what we would call "affordable" by kama'aina standards.

According to the County's own 2015 Infrastructure Assessment (part of the General Plan Update) by 2035 the East Side of Kauai will have a deficit of wastewater treatment of 1.47 million gallons a day and a fresh well water deficit of 4.12 million gallons a day- by far the worst shortfall on the entire island.

So why did you, the County Planning Commissioners, overturn the decision of the Planning Department staff to keep the land zoned "Agriculture" and permit the Hokua Place project to go forward?

Well one reason could be the additional \$1.7 million plus in pre-exemption residential real property taxes it will generate annually. The 2015 estimated retail value of the development is \$276 million, including the 86 single family homes and 683 condo units.

That was using 2015 dollars. Real estate prices on Kaua'i have risen significantly in the last two years and if Hokua Place follows the current trend of developments on Kaua'i few of those "affordable" units will ever reach the market place at actually affordable prices.

So you are talking a good deal of money for the developers and whole lot of new revenue for the tax collectors.

Before we start building more developments, increasing the traffic, noise, pollution, and stress on our limited infrastructure, we may want to look at what happened to our existing affordable rental units. Take a look on-line at AirBnB or HomeAway (Vacation Rentals By Owner). I was shocked by how many homes were available for short term rental in areas outside the designated vacation rental zones on Kaua'i.

Is it possible that money is more important here on Kaua'i than our quality of life?

Sincerely,

Bill Peterson



Marisa Valenciano

From: [REDACTED]
 Sent: Monday, June 12, 2017 1:23 PM
 To: Kauai County General Plan
 Subject: Revering Kauai's Rural Style

TO: Kaua'i Planning Department
 FROM: Katherine Muzik, Ph.D.
 DATE: June 12, 2017
 RE: Against Hokua Place

As a marine biologist and substitute teacher in the Kapa'a K-12 schools, I am against the Hokua Place development project, and also the three additional resorts planned for Kapa'a.

Mindful of the numerous detrimental changes to Kaua'i, even in the short time I have lived here (6 years), I write to object to this development, which will only exacerbate the environmental problems which are already harming both our marine and human health.

I write to agree with and to elaborate briefly on Gabriela Taylor's "Garden Island" Letter to the Editor on Jun 9, 2017.

1) We need fewer cars, NOT more. Aside from harmful air pollution, especially from stalled traffic, the over 35 poisonous chemicals from automobile-tire wear end up washing into the sea with every rainfall! Hokua Place will bring far more!

2) We need affordable housing, NOT more fancy homes and resorts. Many of the brightest and best teachers and students in the Kapa'a School system end up leaving to live in the continental U.S., unable to afford the cost-of-living here.

3) Agricultural lands need to be farmed, not built upon! We have marvelous farmers' markets here, we don't need Costco! The environmental costs of shipping (emissions) and packaging (plastic pollution) are immense. The human health costs (from eating imported food of unsure origin, eating calorie-high, nutrition-low "processed foods") are also immense. Eating locally ensures nutritional value, while reducing global warming, ocean acidification and waste.

Let's promote a clean environment, on land and sea. Let's promote homes for locals! Let's promote sustainable agriculture!

Thank you for your attention.

Planning Commission Hearing re General Plan Update
From: Gabriela Taylor, Kapaa

June 13, 2017

Dear Commissioners,

I have previously turned in testimony, but because of the time constraint, I am going to comment on that in relationship to the latest GPU, Supplement 6.

I'm here again to emphasize how up zoning 97 proposed acres with 780 dwellings of Hokua Place, behind the Kapaa Middle School, will destroy our already diminished rural lifestyle in Wailua/Kapaa. But first I want to show how the latest version of the General Plan **(Supplemental 6 - Draft General Plan, June 13, 2017)** contradicts itself by up zoning the HP property to "Neighborhood General," which essentially has Urban housing density and commercial buildings, as well. Here are the contradictions between what the General Plan Update believes is good for the future of Kauai vs the actual up zoning change proposed for Hokua Place subdivision. Here's what Supplement 6 professes.

P6 PP3 "Preserving Agricultural lands contributes to self-sufficiency and helps preserve Kauai's rural character and lifestyle. Ag lands are held in reserve for Ag purposes with little residential development"

P6 PP4 "The General Plan recognizes that residential development on Ag Land is an unsustainable trend, and emphasizes preserving Ag in intact form while limiting other uses."
p8 41 "By 2035 we envision an East Kauai where residents enjoy a high quality life in a rural setting. Natural resources are protected and public accesses are preserved. Ag lands are farmed, productive and protected and open space and public access are protected. Affordable housing opportunities exist for local residents.

p9 PP4 "Over 80% of residential development is single-family that occurs on Ag, Open and R-1 through R-4 Zoned land. This has exacerbated Kauai's low density paradigm where new homes sell upwards of \$800,000. In order to confront the housing crisis, public and private sectors must work together to create housing inventory that will be affordable to residents."

These are only a few of the confusing contradictions in Supplement 6. The only conclusion is to mend these discrepancies between wishful thinking and action proposed in the GPU. I recommend that we slow down this process and take more time to achieve a quality document that will stand up to time by serving Kauai's residents with affordable housing, sustainable population growth and protection of nature. Please don't end our hearings today.

Facts related to Affordable Housing on Kauai. Affordable housing was mandated by law in 2008, but since then no affordable housing subdivisions have been built with the 30 % affordable requirement. The huge subdivision under construction now in Hanamaulu will not have one affordable dwelling. Those houses will be out of reach for locals and will attract more mainlanders and foreigners, who buy 45% of Kauai homes now. The median price of a house on Kauai is \$750,000 way out of the range that local families can afford. Hokua Place would offer 30% affordable multifamily units and single family homes would sell for \$650,00-\$950,00.

IN the meantime, such a huge influx of people accelerates unleashed population growth that is jamming our roads, overwhelming our infrastructure, including water, sewage and landfill, as well as crowding our beaches and public spaces. At the same time, sadly, residents can't afford to buy a home on Kauai..

Marisa Valenciana

From: [REDACTED]
Sent: Tuesday, June 13, 2017 2:25 AM
To: Kauai County General Plan
Subject: Against Hokua Place Development

Aloha,

My name is Kyle Kagimoto. I was born and raised on Kauai, growing up on the south side of the island in Kalaheo and Lawai. I am writing to submit my voice against the Hokua Place Development. I am all for affordable homes for local people, but I *feel* that there is an overall larger problem on Kauai that needs to be addressed first. There are too many cars on the road and a big part of this is that there are too many tourists. We need to improve our road system before thus large of a development can be built on the eastside. We also really, really need to cap the number if tourists that are coming to Kauai. It is out of control and having sever negative affects on the local communities and the tourists own experience with traffic jams, no parking, crowded trails, crowded beaches, etc. As the decision makers for Kauai, I implore you to please take action to keep our rural lifestyle and not turn Kauai into another Maui. We are already well under way in that process but I really hope you guys can do something about it before it's too late.

Mahalo for your time and consideration and all that you do for Kaua'i and it's people.

Kyle Kagimoto

Tuesday, June 13, 2017

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AN OPEN LETTER TO THE KAUAI PLANNING COMMISSION

I am writing in support of the outstanding "OTHER VOICES" article written by Gabriela Taylor, published June 3rd in the issue of *The Gmiten isimrr1news*. Her article is titled "Too much growth will hurt Kauai" and she carefully points out that there is virtually no low cost housing in Kauai and the Planning Commission continues to refuse to require actual low cost housing (such as \$300,000 or \$350,000 for a two or three bedroom home) in approving new developments. By not requiring developers to at least have 30% to 40% of affordable housing in their proposed plan the Planning Commission is making living in Kauai impossible for existing residents of Kauai. A national survey asked how many hours per month does a family have to work just to pay housing and the answer for Hawaii was 88 hours, which was the second highest in the nation. To do this, Hawaii has the highest percentage of residents working two to three jobs. We should have a responsibility to our existing residents to make adequate housing available.

Gatnt eici has t'.clref aHy-@id uat1 :heTeasurn, for st o pping Hukuc1 Pia-c-e Development. The decision by the Planning Department, after careful study, was to keep the Hokuia Place land zoned "Agriculture". You, the members of the Planning Commission are considering changing the zoning to "Urban Light" where up to 780 homes could be built. By over ruling the Planning Department "in making such a decision you are clearly favoring the developers over the residents. As members of the Planning commission you represent the people of Kauai and your greatest responsibility is to do what is in the best interest of the residents of Kauai, not what is in the best interest of developers. **Building homes that residents of Kauai cannot afford is not in the best interests of the residents of Kauai**". Using the national average number of 100 for a new two or three bedroom home, Kauai's current number is 301 or three times the national average (check Wikipedia if you wish). Are incomes for the same job higher in Kauai than in the Mainland? No, incomes in Kauai are actually lower than in the Mainland - with school teachers as a good example. In addition, one might note that this exact area is already the most traffic impacted area in all of Kauai where gridlock commonly occurs.

It is my hope that the Planning Commission will respect and approve the Planning Department's finding to keep the Hokuia area zoned as Agriculture.

Respectfully,

Joe Frisinger, 3962 Jololii Drive, Princeville, Kauai 96722 826-0256 email: jfrisi2747@aol.com