Kaua‘i Update
Hawai‘i Climate Change Mitigation & Adaptation Commission
April 24, 2019
Overview

- SLR-XA as a Regulatory Tool
- SLR-XA as a Guiding Principle within Policy Adoption
- It’s All About Laying it on the Line
SLR-XA as a Regulatory Tool

• Proposal to Remove Additional Rental Units (ARU) from SLR-XA
  • “Additional Rental Unit” means a rental unit that includes a kitchen, bedroom(s) and bathroom facilities, attached or detached from a dwelling unit that is used for the purpose of a long term rental unit. When built within an existing residential dwelling unit or attached to one, the two (2) units together shall constitute a multi-family dwelling.
SLR-XA as a Regulatory Tool

• Kapa‘a Town SLR-XA
• Where’s the Line?
SLR-XA as a Guiding Principle within Policy Adoption

- County of Kaua‘i General Plan Update Adopted in 2018

- Emphasized prohibiting further Suburban Sprawl but accommodating for future growth in our urban town core areas
SLR-XA as a Guiding Principle within Policy Adoption

SLR-XA Map for Waimea and Kekaha

General Plan Map for Land Use Designations for Waimea and Kekaha
SLR-XA as a Guiding Principle within Policy Adoption

• General Plan Land Use Designations for Waimea and Kekaha:
  • **Neighborhood Center**: “focused on historic town cores and corresponds to existing or future areas appropriate for accommodating infill development and growth. Centers consist of mixed-use core with a cluster of retail and service activity, civic spaces and primary destinations, along with residential uses . . . Comprise a mix of detached and attached buildings between 1-5 stories in height.”
  • **Neighborhood General**: “applies to the walksheds surrounding neighborhood centers. This designation is intended for medium intensity mixed-use environments that support the town core with housing . . . and commercial uses.”
SLR-XA as a Guiding Principle within Policy Adoption

• West Kaua‘i Community Plan Update
  • Immediately after adoption of GP update, County of Kaua‘i initiated the update of the West Kaua‘i Community Plan
SLR-XA as a Guiding Principle within Policy Adoption

• In implementing the broad policies established within the GP, Kaua‘i’s community plan updates often establish zoning regulations that are specific to the region and override the island’s Comprehensive Zoning Ordinance

• Example: Kōloa, Po‘ipū, and Kalāheo
  • South Kaua‘i Community Plan established a Form Based Code and permissible uses within South Kaua‘i’s Town Core areas
SLR-XA as a Guiding Principle within Policy Adoption

- While there is a clear need to implement infill development in West Kauaʻi’s Town Core areas pursuant to GP, there is also a need to prevent further intensification within the SLR-XA
- In community outreach meetings, there is consensus that further intensification of land use rights should not be pursued in the SLR-XA
- In updating the Community Plan Land Use Map, a line will need to be drawn accommodating for infill development on one side, and preventing it on the other side.
SLR-XA as a Guiding Principle within Policy Adoption

• How do you draw this line?
• Through the Community Planning Process, SLR-XA is being used as a guiding principle in drafting this line
SLR-XA as a Guiding Principle within Policy Adoption

• Managed Retreat Area as a consequence of this line
  • Once this line is drawn, preventing further property rights for infill development in SLR-XA related areas, a new green fill site will need to be identified that can accommodate for the future growth.
SLR-XA as a Guiding Principle within Policy Adoption

• So, where is Kaua‘i going to draw this line?
• And, if Kaua‘i does draw this line, where will it establish the managed retreat zone?
• And, what policies will be established for this managed retreat zone?
SLR-XA as a Guiding Principle within Policy Adoption

To be continued...

First draft of the West Kaua‘i Community Plan to be released on July 4th, 2019.