

Kaua'i Update

Hawai'i Climate Change Mitigation & Adaptation Commission

April 24, 2019



Overview

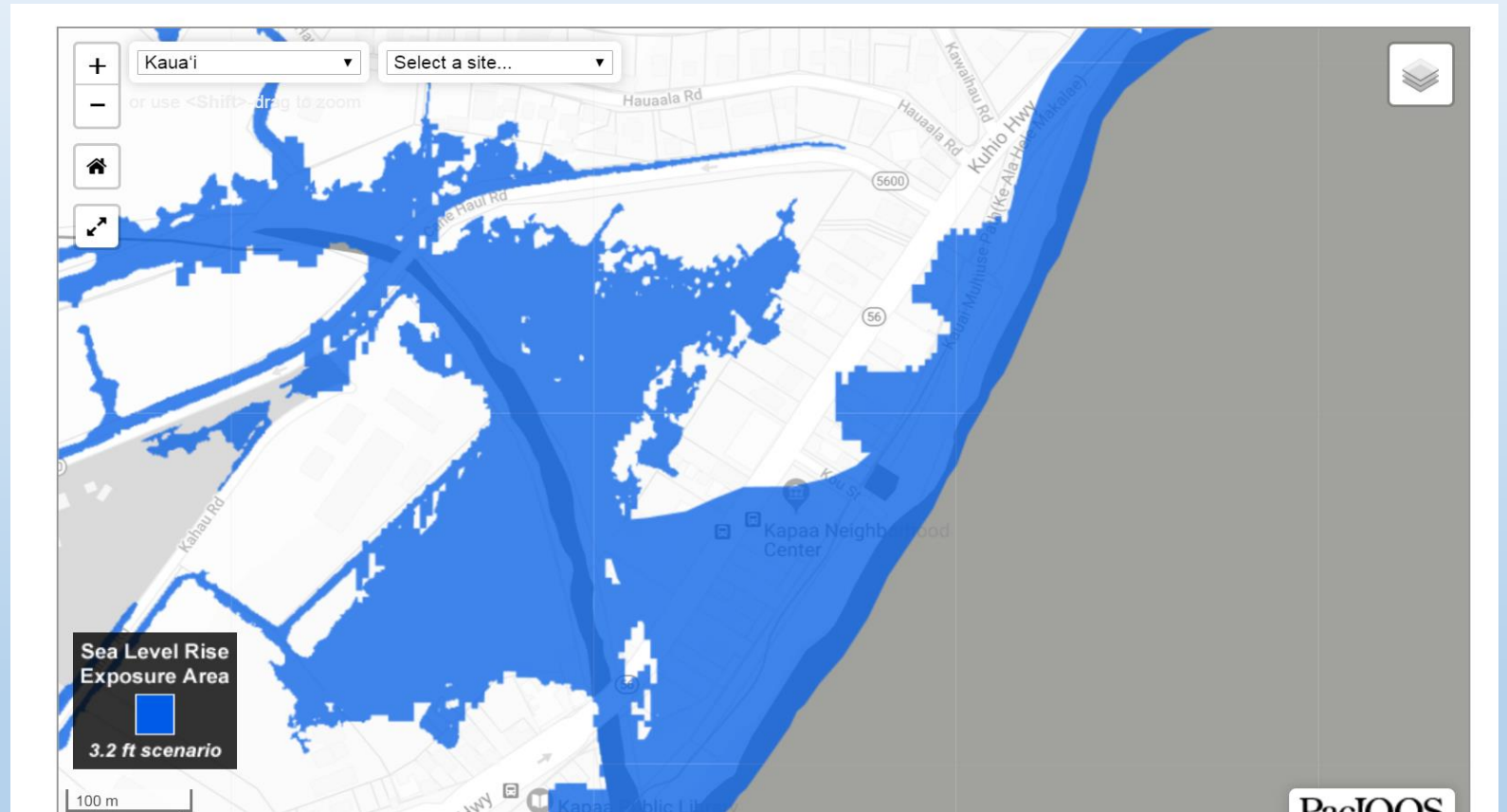
- SLR-XA as a Regulatory Tool
- SLR-XA as a Guiding Principle within Policy Adoption
- It's All About Laying it on the Line

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.

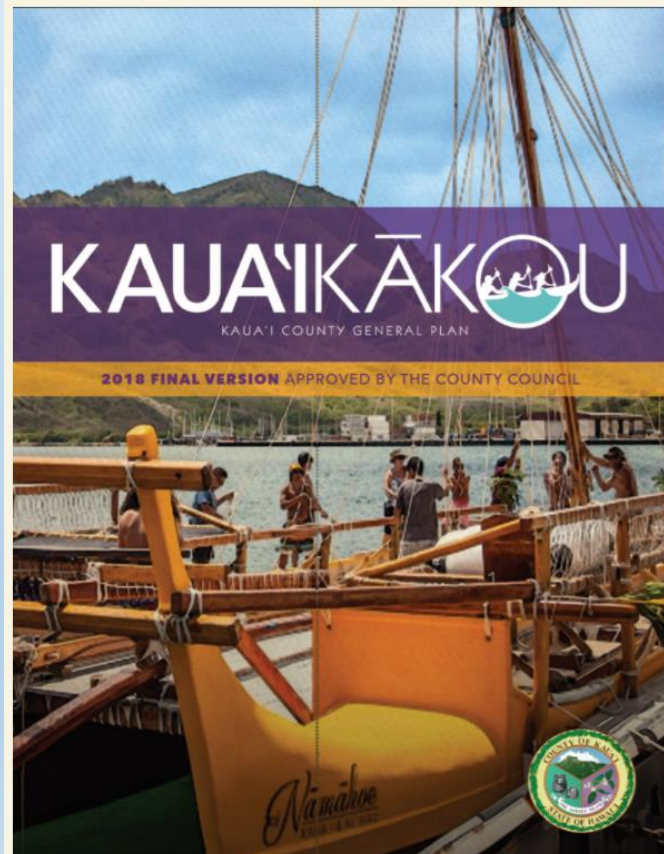
SLR-XA as a Regulatory Tool

- Kapaʻa Town SLR-XA
- Where's the Line?



SLR-XA as a Guiding Principle within Policy Adoption

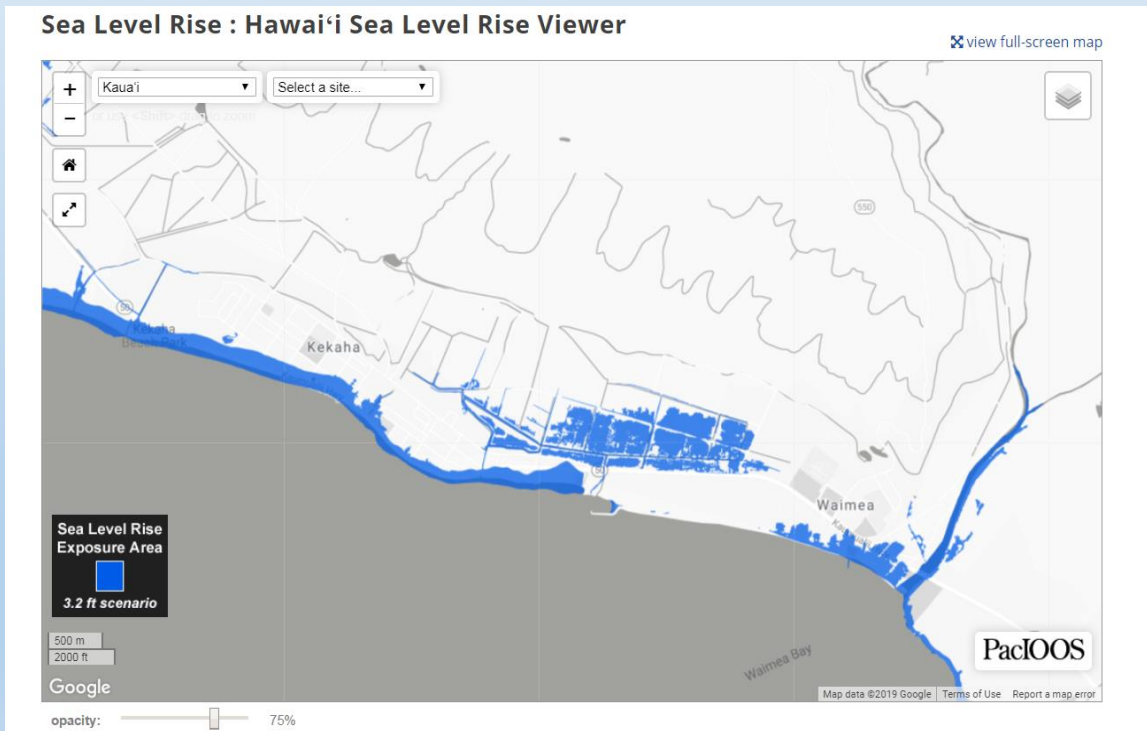
- County of Kauaʻi General Plan Update Adopted in 2018



- 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 Kauaʻi Community Plan Update
 - Immediately after adoption of GP update, County of Kauaʻi initiated the update of the West Kauaʻi Community Plan



SLR-XA as a Guiding Principle within Policy Adoption

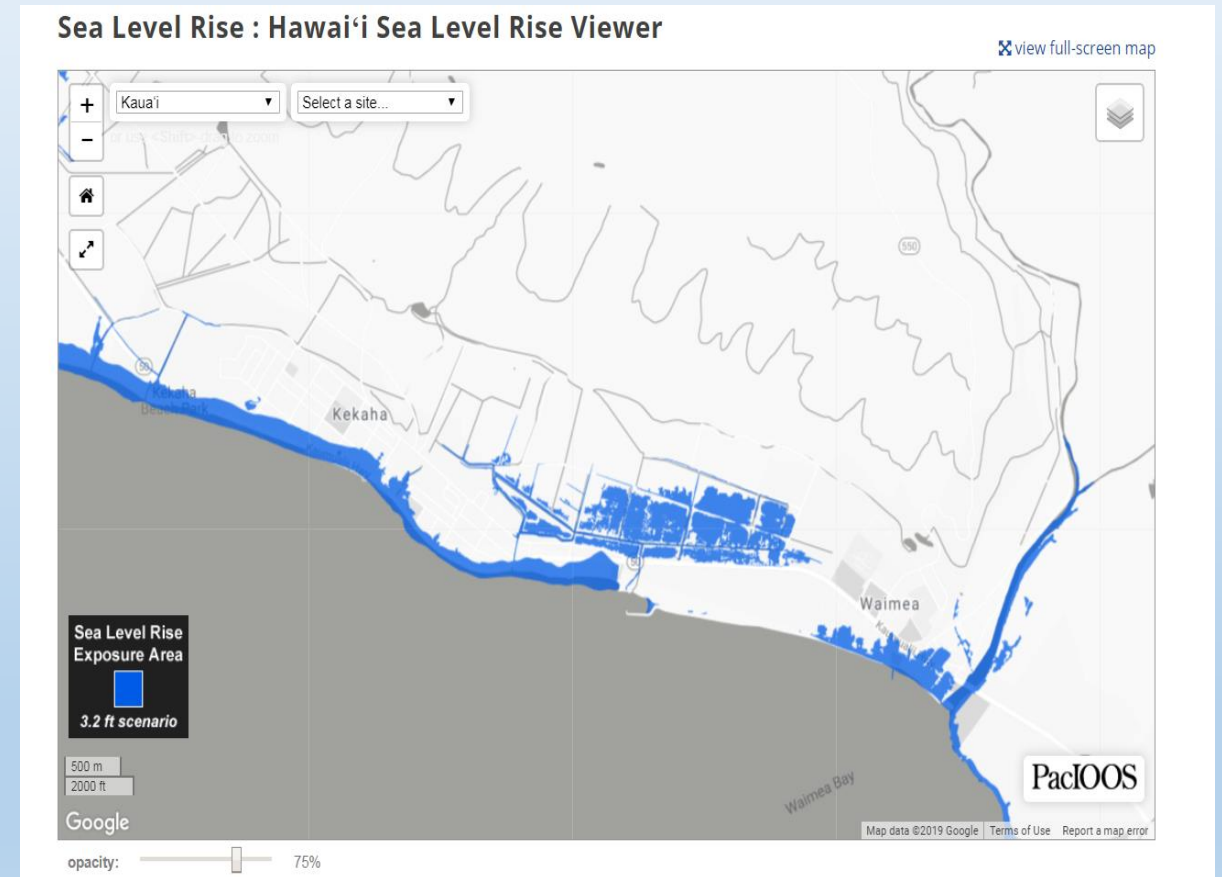
- In implementing the broad policies established within the GP, Kauaʻi's community plan updates often establish zoning regulations that are specific to the region and override the island's Comprehensive Zoning Ordinance
- Example: Kōloa, Poʻipū, and Kalāheo
 - South Kauaʻi Community Plan established a Form Based Code and permissible uses within South Kauaʻi'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 Kaua'i'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.

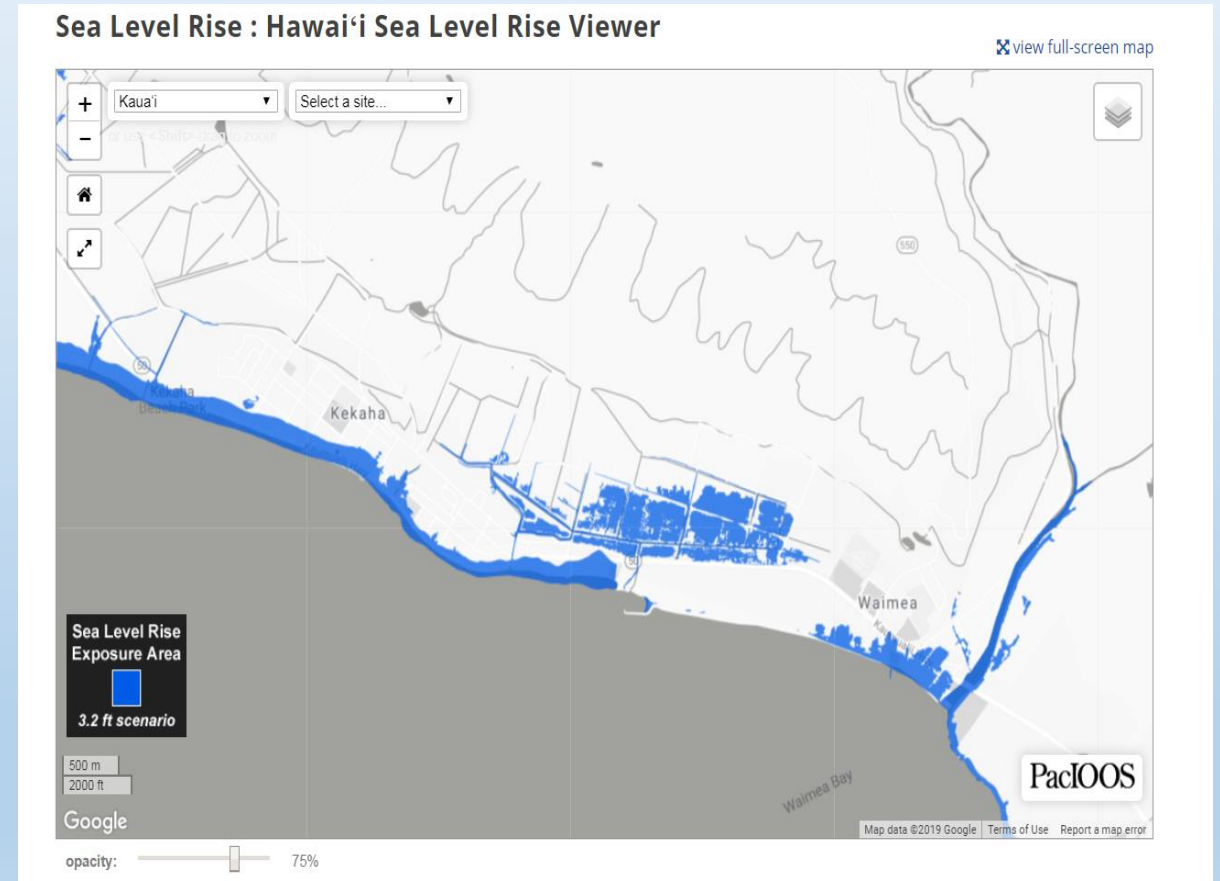
SLR-XA as a Guiding Principle within Policy Adoption

- 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 Kauaʻi going to draw this line?
- And, if Kauaʻi 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 Kauaʻi Community Plan to be released on
July 4th, 2019.