



KILAUEA NEIGHBORHOOD ASSOCIATION

P.O. BOX 328 KILAUEA, HAWAII 96754

President:

Yoshito L'Hote

Meeting Minutes for: Wednesday, 7/20/2016

Time: Meeting started 7 pm ended 8:50 pm

Vice President:

Ron Paul

Location: Kilauea Neighborhood Center classroom

KNA Directors present: Yoshi L'Hote, Thomas Pickett, Gary Pacheco, Beryl Blaich, Bill Troutman, Tim Kallai, Ken Carlson, Charlie Martin, Carrie Souza, Ron Paul, Ginny Shinn, Mike Latif, Scott Mijares.

Secretary:

Thomas Pickett

Community Attendance: 35

Treasurer:

Gary Pacheco

I. Call to order President Yoshi L'Hote called the regular meeting to order at 7:07 pm.

Sergeant-at-arms

Scott Mijares

II. Bill Hay - Kilauea West plateau - Subdivision request;

Yoshi L'Hote began the meeting with a recap of the importance of the Kilauea plateau area for the town of Kilauea and the land owner's current subdivision request. The issue has been discussed by the KNA two times in the past. He said at issue is a 120 acre remnant parcel from a much larger CPR. The remnant parcel has county zoning for only one house. Mr. Hay by special arrangement with the county has obtained permission to apply for a subdivision on just the 120 acre remnant parcel without including the other units within the original CPR.

PTSA Rep.

Lori Patch

The purpose of his first subdivision request presented to the board April, 2012 was to delineate area for a bypass road that he committed to the county to handle future growth of traffic volume into and out of Kilauea. When that request was presented before the KNA in 2012 it was met with some resistance based on the fact that more information was needed regarding the complete motives and long term plans for the remainder of the land parcels.

Directors:

Mike Latif

Beryl Blaich

Bill Troutman

Tim Kallai

Ken Carlson

Charlie Martin

Carrie Souza

Ginny Shinn

Alvin Castelo

The current subdivision request still contains the lot encompassing the future, potential Kilauea bypass road but it also contains a new 3 acre parcel bordering the Titcomb subdivision and the Ala' Namahana pkwy. (Post Office road). Mr. Hay claims that the reason for this new sub-division arrangement is to facilitate the sale of the small lot to the Kauai Community Federal Credit Union so that the credit union can bring a branch of the bank to the town of Kilauea. At this point Yoshi gave the floor to Andy Friend who was representing Bill Hay and came prepared to describe the plans to the board and community attendees and take questions.

Andy posted maps of the property with 8 lots. The sub-division contains a small lot the credit union would purchase. It is not clear whether the lot for the credit union is 1/2 acre or 3 acres, there is a lot dedicated for use as a potential Kilauea bypass feeder road, a lot dedicated to a multi-use path and five large lot currently being farmed or planned for farming.

The two lots on either side of the potential bypass road and closer to Kilauea town hold interest for Kilauea as possible sites for housing construction. Andy spent some time explaining land use and zoning details and described how difficult it would be to add additional housing density to the larger agricultural zoned lots and how it may be possible to change the zoning on the lots under 15 acres with the support and cooperation of the county.

Questions and comments followed;

Jim O'Connor - the land is zoned Agricultural by the state and county. Lots larger than 15 acres would require a lengthy process with the state to rezone if the land owner wanted to add housing. Parcels smaller than 15 acres could be rezoned at the county level. The small 3 acre lot happens to be in a R-6 state zoned section of town thereby making it possible to build a number of houses without special permits. The zoning there is technically a mapping mistake but never the less is official.

Tom Pickett - from what I understand the party that improved the Ala' Namahana blvd in order to provide access to the post office stopped short of upgrading it to county standards and in order for further development to occur the next developer to take action on that road will be required by the County to upgrade it to county standards, incurring a large one time expense. There are two developments planned; the Hunt groups Kilauea Lighthouse Village and the possible branch of the KCFCU.

Tim Kallai - will the bank move on their plans if the Hunt development delays or withdraws their plans?

Andy Friend - Mr. Hay would probably not move forward with the subdivision if the Hunt group withdrew their plan.

General agreement - the bank would not agree to footing the bill on their own for the road improvement.

Mike Latif - what about the fairly recent version of the bypass road plan that included terminating the bypass road out on Kilauea Lighthouse road North of Titcomb road?

Jim O'Connor - this is something the community should consider for the benefit of long term growth. He said include it.

Yoshi - the county removed a housing condition from the Hunt group's plan on the Hunt's request because of the waste water capacities and expenses. Because of this Yoshi believes the county supports the subdivision and is supportive of the communities planning efforts that include planned housing growth.

Scott Mijares - asked if a group was working with Mr. Hay to secure a future site for a North Shore highschool.

Tom Pickett - responded that during a show and tell drive over the property in Mr. Hay's truck with Andy Friend and Yoshi also on board Mr. Hay responded that it could be a possible use of a portion of one lot near the Kuhio highway. Tom then said he had passed that information on to Mary Patterson and Laurie Mull of the Kauai North Shore Community Foundation and that they may already have spoken with Mr. Hay regarding that.

Bill Troutman - mentioned the history of planning for Kilauea including two versions of the Kauai general plan and reminded the attendees that affordable housing has consistently been the highest priority.

Beryl Blaich - brought up the subject of the recent transportation shuttle plan. She wondered if the bypass went all the way through to Kilauea rd would the park and ride plan be necessary. She wondered if Park and ride locations had been confirmed for the Hunt property or any area on the Hays property and suggested that we should consider that bypass link in the plan.

Jennifer Waipa - speaking for Fish and Wildlife pointed out that the Park and Ride plan is still quite early in it's evolution and that no specific site has been determined in Kilauea.

Yoshi, Jim O'Connor and Andy friend - got into a brief discussion and general agreement that the bike path could possibly follow a less circuitous route thereby enabling a shorter ride from end to end and also enabling the subdivision plan to be less fragmented.

Felicia Cowden - remarked that she lives and walks in the neighborhood area north of Keneke st. Regarding the reference to the extended bypass connection west of Titcomb rd. that most of the traffic on Kilauea rd. after Titcomb rd. is residential traffic and not visitor traffic. She doubted a shuttle park and ride would reduce much of the traffic. Jennifer Waipa speaking for F&W agreed that only 25% of the traffic out towards the end of Kilauea road is lighthouse visitor traffic.

Someone asked how many affordable houses were needed or wanted in Kilauea for this project.

Yoshi - responded that there is no active housing project and for this discussion we should stick to the sub-division issue and get to more detailed housing discussions at a later date.

There was speculation that Kilauea could us up to 100 houses.

Scott Mijares - Wondered what the improvemet cost would be for Ala' Namahana pkwy.

Andy Friend - estimated it to be 1.5 and 2 million dollars.

Tom Pickett - asked if Andy could give us an update on the Hunt groups development.

Carrie Souza - said it might be a while, that there was a change in leadership over the project and she speculated they were waiting for some of the development costs to go down.

Andy Friend - responded that the Hunts may pull grading permits in early August and once they are pulled the the clock starts ticking and they must continue construction or face losing their permits.

Gary Pacheco - what if the credit union shares the cost of improving the road.

Jim O'Connor - responded that should and would not be an option.

Burt Lyons - asked for clarification of the location of the original entire CPR. Beryl and Ron explained how the whole plateau was the original CPR and the remnant is the Hays property and is primarily leftover for farming and one house. This is the point that it was revealed that only because of a special agreement with the county the remnant parcel could be "removed" from the original CPR and individually subdivided. This is something not usually allowed.

Adam Hay - stood and gave his perspective on the project. He stated that he is Bill's son and emphasized how committed he is to organic farming. He stated he has over 30 acres cultivated in various crops like Turmeric and over 700 fruit trees.

Andy Friend - mentioned in the spirit of full disclosure there is one 15 acre parcel near the highway that includes a portion of state urban use but for county purposes the entire parcel is currently Agricultural zoned areas.

Ginny Shinn - mentioned three other points in time and planning where the KNA and the public will have opportunities to provide input.

Yoshi - suggested that was possible but the first place to be effective was in involvement with county general plan update.

Ron Paul - suggested that if we agree to a be in favor of the plan then we could make it conditional on letting the KNA have a seat at the planning table for the future land use decisions in the subdivision.

Yoshi - said the only down side of that idea is that by doing that it implies we agree with the subdivision plan. He said that we are reaching the point in the meeting where we should soon have a motion made for an opinion on the subdivision plan. He invited comments from the community before we reach that point.

Burt Lyons - questioned what the 15 acre state urban designation implied.

Andy Friend - responded it implied that the 15 acres on the Kuhio hwy was set aside for the county to decide what use it would eventually be; commercial, residential, industrial etc. The county would also set density.

Tim Kallai - clarified that those decisions would include public hearings.

Someone - asked for clarification on the 3 acre, r-6 parcel, the bike path and the bank. He was seeing a connection with the bike path.

Jim O'Connor - explained that because of the whole horse and pony show with the state the zoning overlap was actually a coincidental mistake and was not connected with the bike path. He said, There is no one on god's green earth who will be developing those three acres into housing because of the astronomical costs involved (3 to 5 million dollars) in infrastructure cost needed before construction.

Someone - asked what are the possible reasons for not approving of the subdivision.

Yoshi - said the problem with supporting it is that once it is subdivided the use of the land could be changed in ways we don't know.

Beryl - agreed saying the usual argument that prevents affordable housing is rising costs. She ended by saying this still may be our opportunity for future affordable housing.

Carrie Souza - says we have the opportunity to make the bypass road designation official.

Scott Mijares - raised an objection to the subdivision plan stating that we should have a comprehensive plan and not approve one thing at a time. He was referring to the credit union and realized later the meeting was about the subdivision.

Bill Troutman - has seen many plans come and go. Reminds us that the community agreed 75% of the new units being built in Kilauea would be affordable. His feelings are mixed but the way to achieve this is through infrastructure. This subdivision includes infrastructure planning in the bypass road and potential future lots for housing.

Joanne - gave her approval to Adam, the farmer, and saw the subdivision as an opportunity for Kilauea.

Jim Edmonds - put costs into perspective citing his history in Kilauea and how 30 years ago lots in that area sold for 300,000. and today sell in the multi-million dollar range. He supports anything that can make the community planning more fixed.

Adam Hay - describe his arrangement. 3 and a half years in town, he is committed to farming and he stated that his father is committed to farming. They both had the opportunity for other careers and activities. He supports the towns wishes and wants to support what is good for Kilauea. He supports the subdivision.

Beryl - suggested that since Adam wants what is good for Kilauea would he consider agreeing to a plan where most of the land west of the bypass road was excluded from the subdivision plan and that only the land East of the bypass road were included.

Charlie Martin - Suggested scrubbing the plan and letting the county decide how to use the land.

Yoshi - suggested that is not how it works. The land owner decides and suggests how the land is used.

Tim Kallai - asked if we could have a show of hands in the audience for their approval or dis-approval. There was discussion as to the effectiveness of a show of hands and if it really represented the community. There was more back and forth and eventually a show of hands. Most of the community were for the subdivision plan.

Someone - suggested the subdivision would create more sellable lots in the future.

Andy Friend - clarified that sales would not be possible in the subdivision until the bypass road was fully developed since a condition of land sale is that there is access to the land in question.

After a motion made by Scott Mijares to table the decision was discussed and withdrawn and two motions were made;

Upon motion duly made by Ken Carlson seconded by Ron Paul with 12 yes votes and 1 no vote, it was resolved that the KNA supports the Hay submittal for subdivision of the plateau, subject to a designated representative(s) from the KNA participating with the landowner and the County in setting forth a set of conditions that would be required for subdivision approval.

Upon motion duly made by Ginny Shinn seconded by Gary Pacheco with 12 yes votes and 1 abstention, it was resolved that the KNA will write a letter of support for KCFCU to buy land and build its credit union Kilauea branch office.

III. Adjournment

Upon motion duly made by Gary Pacheco seconded by Bill Troutman and carried unanimously, it was resolved to adjourn the June 20, 2016 KNA meeting at 8:50 pm .