



P.O. BOX 328 KĪLAUEA, KAUA'I, HAWAII 96754

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**MEETING MINUTES  
OCTOBER 5, 2021  
VIA ZOOM VIRTUAL MEETING (DUE TO COVID-19)**

**Time:** 7:00 PM

**Location:** Zoom Meeting

**KNA Directors Present:** Yoshito L'Hote, Beryl Blauch, Jeremy Burns, Gary Pacheco, Bill Chase, Stephenie Brown, Thomas Daubert, ~~Emily Dunn~~, Mike Latif, ~~Mike Lyons~~, Charlie Martin, Don McConnell, Ron Paul, Sonrisa Stepath

**Community Attendance:** 35+, including Councilwoman Felicia Cowden.

**Call to Order:** President L'Hote called the meeting to order at 7:00 PM. There is a quorum.

**COMMITTEE / COMMUNITY REPORTS:**

**Finance Committee:** Gary "Mr. P" Pacheco reported we have \$6,116.74. No payments or contributions this month. PO Box 328 if anyone wants to contribute!

**Planning Committee:** Ron reported that the Committee met to discuss options related to the potential Kilauea expansion areas west of town and ways to support the County's planning efforts.

**Beautification Committee:** No report.

**Communications Committee:** Thomas reported that there have been conversations about how to get the word out about these KNA meetings to new owners and others in the area, potentially through real estate agents. Please send any interest in signing up for the Kilauea Neighborhood Association announcements, questions or potential meeting topics to [joekilauea@gmail.com](mailto:joekilauea@gmail.com).

**Fundraising Committee:** No report.

**NEW BUSINESS / GUEST PRESENTATIONS:**

**Victoria McDonald - Wai Koa property:** Victoria presented slides covering her plans for the Wai Koa property which is a Living and Learning agriculturally-focused center.

Question on zoning of the property? - Ron believes it is zoned Ag. Tripp McAllister confirmed there are 15 houselots sites available, but the property would be developed using developed campgrounds which is consistent with the zoning currently.

Questions on the purchase status and financing the project? - Victoria reported there are two silent investors backing the purchase from Texas. Tripp McAllister reported the property is not yet in escrow.

Question on how Tripp is related to the deal? - Tripp is the manager of Wai Koa now and is helping Victoria put her plan together.

Question on the commercial activities proposed such as restaurant, commercial kitchen etc. that would require rezoning? - Tripp reported that they can have anything they need to support the campgrounds including the restaurant. The commercial kitchen would go along with Ag. The wellness center and events and other items may require special permits.

Question on Victoria's background in agriculture? - Victoria reported she is not an expert in agriculture but has been researching ag the past year and a half and will hire experts to do the agriculture work. Gillian Skills is creating the plan, it can be found at [www.cometogetherwellness.com/akamu-kauai](http://www.cometogetherwellness.com/akamu-kauai) password is Aloha88!

Question on commercializing the property if the campground for additional visitors is not approved, could this still work financially? - Victoria is not sure. The plan is to build 33 Hawaiian bungalows over the 520 acres and tourists must participate in ecotourism to stay there.

Question on Victoria's qualifications to deliver this plan? - Victoria has worked in restaurants, is zero-waste certified (including consulting on multi-million dollar construction projects), owned a café, currently owns a yoga studio, and was a vice president for 8 months for Swan Packaging Inc. a global company for sustainable packaging.

Question on the 15 home sites and status of planning department processes? - Victoria is focused on the campground and living / learning center concept, not on these sites for now. She has been working with the planning committee every 3 weeks since May and has circulated these presentations to them.

Question on the resort nature of this campground development vs. farm worker housing or affordable housing or health improvement housing? There is a Bill 2838 and strong public policy discussions going on in this space related to Ag zoning and developed campgrounds. How much per night is planned? - Victoria reported she expects rates to be \$400 per night but visitors must commit to 5 agricultural classes, so the focus is intended to be on education and ecotourism. None of the rates are finalized yet but average Hawaii visitors pay \$600 per night.

Question on how this fits with the community with both the Kilauea Community Agricultural Center and Common Ground offering similar activities?

Question on water resources in Wai Koa and water management for sources like Stone Dam and Kalihiwai reservoir? - Tripp responded that the reservoir has been condemned

and will be discontinued, it's too expensive to rebuild the dam (quote was \$10M) and the other two tenants Common Ground and Kalihiwai Ridge Association who don't want to cover their thirds. The Stone Dam will supply water via a new holding pond to honor their obligations. Yosh reported that Kalihiwai Ridge Association has done the study and is willing to go forward but neither Common Ground or current Wai Koa owners want to fund their thirds. Tripp is only predicting what he thinks will happen, he has not made any commitments or assurances on these points.

Question on how many employees needed and workforce housing – if the bungalows are for tourists then where will the workers stay? – Victoria said she just learned from comments tonight that farm worker housing needs to be used up first. One option is a farm worker house attached to 3 bungalows, or another option is a long tent-type structure with rooms and kitchens for workforce housing. She doesn't know how many total employees will be needed.

Question on traffic impacts? - Victoria said workers will be living there so that should mitigate traffic.

Question on how the financials will work if less visitor housing is allowed? - Victoria said 15 could work or 10 but her favorite number is 33. There are additional revenue streams planned such as the lumber mill.

Question on where the bungalows will be located, near the river? Victoria & Tripp said no.

A concern was raised about what future owners might do with the improved property if these plans are approved under the proposed owners' intentions, as this has happened in the past with negative consequences for the community when a subsequent owner has different plans for existing infrastructure and land use.

Question on if the Kilauea community comes not in favor of this project will Victoria still pursue it? Victoria said 100% yes, however later in the meeting she said she misunderstood the question and corrected that she meant to say "no" she would not pursue the project if the Kilauea community was not in favor of it.

**Eric Fujikawa for DOT – Kolo/Kuhio highway intersection:** Eric presented slides covering options for intersection improvement. Roundabout vs. traffic light. The office recommends roundabout despite higher initial cost (it fits in existing right of way).

Question on timeline to accomplish? Funding scheduled to start this work in 2024, construction timeline is unknown but likely similar (3-4 months estimated).

Questions on details regarding the roundabout construction (center wall, etc.)

Question on whether roundabouts have been considered for near Anaina Hou Community Park / future entrance to Kilauea and at Healthy Hut instead and eliminate the left hand turn out of Kolo instead of siting the roundabout at Kolo road. - Randall H wasn't aware of any of these discussions but the Kolo road has come up as an immediate issue that could be addressed nearer term so that's why the planning effort has been in this area. Follow up question on whether siting this Kolo Road roundabout may negatively impact the desire or

ability to put other roundabouts at these two alternate locations. Randall will check with Larry Dill on this topic.

**Jonathan McRoberts – Princeville Albert Park:** Jonathan works with Rotary Club of Hanalei Bay to build a 2-piece community exercise area and meeting place. The exercise area is being built by FitLot with the concrete pad already poured and equipment to go in soon. This was paid for by a \$240K AARP grant (its being constructed by people from the mainland) and Hawaii was the last state not to have built one. The FitLot will be available dawn to dusk for anyone on the island. The meeting place will be a 940 square ft open air space with electricity called the Aloha Plaza (\$70K raised by club members, with a \$250K approximate total cost projection). The total plan is called the Kauai Kupuna Place. Jonathan is looking for Board support to join their brochure.

**Kaui Fu for Na Kia'i O Nihokū re: the Green home site in Seacliff Plantation:** There were 141 submissions to the Planning Commission with 2 in favor and 139 opposed. Many cited size and scope of site not appropriate for those two TMK's. The group is negotiating with Green's on what is best and pono for the place and their needs for their home. The Planning Commission deferred to their next meeting which should be Tuesday, October 26<sup>th</sup>.

#### **UPDATES:**

**Seniors:** No report.

**PTSA:** Sonrisa Stepath reported the PTSA has Board and Kilauea Aggregates brought soil and gravel for 2 lanes for the drive through to try to help the traffic backups on Kolo Road.

**'Āina Ho'okupu O Kilauea / Kilauea Community Agricultural Center:** Yosh reported we are staffing up and have 2 more positions on the farm / maintenance side. This is the last couple weeks of mangos so get them while you can. We will be pulling permits and starting construction on the retail stand / commercial kitchen shortly.

**Kilauea Point National Wildlife Refuge / Friends of Kaua'i Wildlife Refuges:** Jen Waipa reported that they have contracted out on 3 projects for the Hanalei NWR Viewpoint and Intake (Aetna) and Pono Pacific for the predator-resistant fence at Kilauea Point NWR.

They are moving forward with their partnership with Huliaopa'a to recruit a cultural intern for 10 months. Please send along any interested parties contact.

National Wildlife Refuge week is 2 weeks away, so in celebration there will be a Wildlife Wednesday speaker for the next 3 Wednesdays on different topics.

There will be a giveaway for the kids at Kong Lung, Princeville Library and the Ocean Center this coming Saturday. Visit the website and social media for locations and times.

Thomas Daubert with the Friends Group, shared his thanks with the community for helping them exceed their Charity Walk goal and will be supporting the Saturday giveaway at Kong Long.

Question on the repair plans for Makapili lookout? This will be done after shearwater season ends.

**Kaulana Kīlauea:** Mr P. reported they planted the 3<sup>rd</sup> Christmas tree and the County has turned over Dispensary Park to the organization to maintain.

**Anaina Hou:** No report.

**Kia'i Kāhili:** No report.

**OLD BUSINESS:**

**None.**

**ANNOUNCEMENTS:**

Jeremy Burns announced that the second, and presumably last, Council meeting to consider Resolution 2021-27 for the acquisition of the approximately 24-acre parcel immediately west of the post office for the purpose of developing affordable housing is tomorrow. Council meeting will be conducted by teleconference. More details are available at the Council sub-page of [kauai.gov](http://kauai.gov).

Ron Paul reported that a week from today, October 12<sup>th</sup> there is a Planning Commission meeting regarding the contested case hearing for the Kells proposed home near Kilauea river valley.

**Approval of Minutes:**

**The September 2021 Kilauea Neighborhood Association meeting minutes were approved via email.**

**Adjournment of Meeting:**

**Upon motion duly made by Gary Pacheco, seconded by Ron Paul and carried unanimously, it was resolved to adjourn the October 5, 2021 Kilauea Neighborhood Association meeting at 9:26 pm.**