

Written testimony received by the Planning Department at least 24 hours prior to the January 24, 2023 Planning Commission meeting (January 18, 2023, 10:01 am - January 23, 2023, 9:00 am) regarding the following agenda item:

Commission consideration of Petition for Declaratory Order Regarding Special [sic] Area Use Permit SMA (U)-2015-6; Project Development Use Permit U-2015-7; Variance Permit V-2015-1; Class IV Zoning Permit ZA-IV-2015-8 for **Coco Palms Hui, LLC**.

From: Douglas Ross <doug@kauaitourguy.com>
Sent: Wednesday, January 18, 2023 7:03 AM
To: Planning Department
Subject: Petition for Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I support this petition!

Doug Ross
6052 Olohena Rd

From: Valerie <valerieweiss31@gmail.com>
Sent: Wednesday, January 18, 2023 9:34 AM
To: Planning Department
Subject: COCO PALMS

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Department.

I do not support a hotel at this site as it is in the flood zone.

We have had ocean incursion reaching the highway at this location in the past, prior to the beach sand recently building back at Wailua Bay. As we know the sand comes and goes and as the ocean rise continues at an ever faster pace, this location is subject to more frequent flooding. It eventually will require the highway being relocated or raised up to bridge the ocean flow.

I do not support a hotel at this site as it is one of the most densely trafficked locations on our island.

We do not require another resort hotel in this vicinity and we must begin to consider our traffic zones, our population zones and what actually benefits the residents of the East Side as well as anyone traveling through this area. The time has come and gone for the permits issued to Coco Palms Hui in 2015.

Let's consider a more low key but beneficial use of this historical and cultural gem. Something that will benefit us all, as opposed to benefiting the tourism industry specifically. We are more than our visitor counts. This is our chance to show we also have other values.

Mahalo.

Valerie Weiss
Wailua Homesteads

From: Gordon Peterson <g2.peterson@hotmail.com>
Sent: Wednesday, January 18, 2023 9:42 AM
To: Planning Department
Cc: Gordon Peterson
Subject: Attention ALL Planning Commissioners

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Follow the law! Support the Petition for Declaratory Order denying permits to re-build the Coco Palms resort.

Clearly AND lawfully the permits for the Coco Palms development have lapsed. The conditions of substantial progress have not been met. Additionally, existing count building rules and regulations are not being met.

This should be easy. You every legal and ethical right to support the Petition for Declaratory Order denying permits to re-build the Coco Palms resort.

The financial and political gain for some is not worth allowing this travesty to continue.

Show courage and do right for the environment and the present and future residents of Kauai.

Mahalo,
Gordon Peterson
4887 Kapaka St, Princeville

From: Jed Somit <jedsomit@jedsomit.com>
Sent: Wednesday, January 18, 2023 9:54 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha:

I think that it is far past the time when special favors should be given to a Coco Palms development under an ordinance meant to stimulate rebuilding after Iniki. In the absence of a showing of "substantial progress," as that term is customarily defined and applied, it does not even seem to be legal to do so.

It is also necessary to have an environmental impact report to determine if a hotel development can be safely built on the site, considering sea level rise, potential need to move highways, traffic issues, and the cultural importance of the area. Even development as a cultural center should be preceded by a full analysis.

Mahalo for considering my opinion.

Jed Somit
374 Molo Street
Kapa'a, HI 96745

Shanlee Jimenez

From: Kaaina Hull
Sent: Wednesday, January 18, 2023 11:03 AM
To: Shanlee Jimenez
Cc: Dale Cua; Jodi Higuchi Sayegusa; Laura Barzilai
Subject: FW: Coco Palms Redevelopment - Go For It!

Shan,

Testimony for Tuesday is coming in. Here is the first:

From: Kent Amshoff <kentamshoff@gmail.com>
Sent: Wednesday, January 18, 2023 10:37 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Redevelopment - Go For It!

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I would like to voice my full support for the re-development of the Coco Palms Hotel Property. This hotel has many great memories and rich cultural tradition. If the project is built back to what it was, it will be a great center for Locals and Tourists alike. I fully support re-development of the Coco Palms hotel and know it will make a great economic and social impact to this community. The opposition to the property if they succeed will only delay the eyesore and raise my taxes by more government spending. A private development will restore the land and if done properly and will honor the rich history.

The old concrete dilapidated structures need to go and clean up the house-less population who are leaving a mess all over the beautiful property.

Mahalos,
Kent Amshoff

Shanlee Jimenez

From: Kaaina Hull
Sent: Wednesday, January 18, 2023 11:19 AM
To: Shanlee Jimenez
Cc: Dale Cua; Jodi Higuchi Sayegusa; Laura Barzilai
Subject: FW: Coco Palms Testimony

From: Mia Checkley <maria.checkley@gmail.com>
Sent: Wednesday, January 18, 2023 11:09 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Testimony

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

As a resident of the Wailua Houselots, I would like to express my opinion regarding the development of Coco Palms. It is our front yard, or "welcome mat" if you will, and it is a dangerous eyesore.

I am sincerely empathetic to and appreciative of the cultural and religious significance of the site. The email I received from Fern Holland/Wailuanui.org on 10/6/2022 requesting I submit testimony to your department says, "This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music." The email also says, "We have been developing a path forward to support the cultural and environmental restoration of this important place." Wouldn't that be wonderful? The issue is I have zero confidence this will ever transpire. In another 30 years, I fully expect that if it is not developed, that it will remain as is, a dangerous eyesore; a sad looking "welcome mat" for the Wailua and Kapa'a area, if you will.

It is incomprehensible how anyone expects a developer who has invested over \$20 million for the property and over \$100K for permits to just donate the land to the county or state. Even if they did donate it, does anyone have any idea how much money it would take to bring Fern's vision to fruition? It would be many, many, many millions of dollars. And if it ever did come to fruition, who would maintain the place? Who would pay for said maintenance? Who would operate it? How would the operations be funded? So many questions, and so little answers or money.

Below are some of the reasons I am open to the development of the property into a hotel. The developer has agreed to or already has complied with the following:

- Will comply with an affordable housing component in the area of the development.
- Will comply with the Planning Department's request to:
 - a. Submit a revised SOW for the project, including any proposed work with potential to affect the historic lagoon, including staging areas, construction of new bridges, dredging, or filling in of areas near the lagoon;
 - b. Provide information regarding any potential federal funding or federal permits that may be required, especially relative to the historic lagoons;
 - c. Conduct an Intensive-Level Survey (ILS) that identifies and assesses all remaining architectural historic properties and their potential eligibility for the Hawaii and National Registers;

- d. Have a Burial Treatment Plan (BTP) that meets HAR §13-300-34(b), and following a determination by the KLBC regarding burial treatment, a Burial Site Component of a Data Recovery Plan (BSCDRP) that meets HAR §13-300-34(b)(3)(B); and
- e. Have a Revised Archaeological Monitoring Plan (AMP) that includes provisions for addressing architectural monitoring concerns and meets HAR § 13-279-4, including ongoing monitoring during construction and 90 days after completion of construction.
- Will work with the Fish and Wildlife service to minimize impacts to Hawaiian waterbirds as well as adverse impacts on the Federally Listed Threatened Species, Newell's Shearwater and other seabirds, all external lighting shall be only of the following types: shielded lights, cut-off luminaries, or indirect lighting. Spotlights aimed upward or spotlighting of structures, landscaping, or the ocean shall be prohibited.
 - Shall seek to hire Kauai contractors as long as they are qualified and reasonably competitive with other contractors and shall seek to employ residents of Kauai in both temporary construction and permanent jobs.
 - Will implement sustainable building techniques and operational methods such as LEED Building Standards.
 - Has contributed \$10,000 to the County of Kauai Transportation Agency to assist with the construction of a new bus stop along Kuhio Highway in the Wailua area.
 - Will work with the State Department of Transportation to provided landscaping along the strip of land fronting Kuhio Highway and properly maintain this landscaping in perpetuity.
 - Will provide 20 public parking spaces at the north end of the project site for use by beachgoers and those using public transportation.
 - Will provide 20 public parking spaces at the south end of the project site for use by beachgoers and those using public transportation.
 - Will design, construct, and maintain in perpetuity, a comfort station consisting of restrooms and showers for beachgoers.
 - All parking for guests, customers, and employees will be accommodated on site and no parking will be Kuamoo, Haleilio or Apana roads shall be allowed.
 - To mitigate traffic impacts created by the development, the developer has/will:
 - Paid \$50,000 to the County of Kauai to assist in the Planning Department's historic Preservation mission to perpetuate the cultural and historic significance of the Wailua region to include the creation of educational programs and signage.
 - Paid \$50,000 to the County of Kauai to assist with the County's placemaking efforts including moku and ahupuaa signage of the Wailua area.
 - Provide a shuttle for a minimum of 18 months to/from the Lihue Airport for hotel patrons.
 - Provide a circulator shuttle, for a minimum of 18 months, to move patrons from the hotel to Lydgate and Wailua Beach Park, the Seashell Restaurant, the Coconut Market place, and ither destinations within the main Kapa'a transit corridor as determined by the County of Kauai Executive on Transportation.
 - Provide a bike share program for patrons.

- Work with the State DOT and Department of Public Works to resolve pedestrian crossing, sidewalk, and vehicular traffic demands and bear associated costs proportional to the impact that arises from the development.
- Work with the DNLRL to obtain permission to use the lands held for least to allow mauka access for either vehicular and/or bike/pedestrian traffic for residents between Kuamoo and Haleililo Roads..
- Paid \$93,750 towards the cost of a dedicated right turn on Haleililo road from Apana Road to Kuhio Highway.
- Paid \$93,750 towards the design and construction of a widened Apana road from the project entry on Apana Road to Haleililo Road.
- Will encourage employees to use the County Transportation Agency transit services having promotional events encouraging usage of said transit services to include selling bus passes, signage, etc.

Again, while I appreciate the cultural significance of the site, I do not believe that this has to be a lose-lose. I believe the county and developer can come to an agreement that would satisfy both sides. In his 10/09/2022 VOICES letter to the Garden Island News, Kauai County Council Vice Chair Mason Chock says, "We have to lead with culture, not money, for our community to ultimately thrive. We should expect more without having to compromise who we are or the places we cherish. We deserve growth that honors our past and protects our future."

I have deep respect for Vice Chair Chock, nonetheless, I disagree with some of his points. The homeless problem on Kauai will not be fixed with culture, it's going to take money. It's going to take more affordable housing. It's going to take first-time homebuyer programs that make homeownership a reality. And life is nothing more than compromise, give and take, back and forth.

This project CAN be a win-win. I absolutely agree that this project can be one that honors our past and protects our future. I do not support the blocking of the development. To do nothing for another 20-25 years is not the way.

Mahalo,

Mia Checkley

From: lukehofacker@gmail.com
Sent: Wednesday, January 11, 2023 11:45 AM
To: Planning Department
Cc: 'Carl Todd'; 'Enas Salberg'; 'Isle Silva-Krott'; 'Steve Farlow'; 'Robert Wilson'; 'WBV Manager Mark Murie'; Mayor; Mel Rapozo
Subject: RE: January 24th Planning Commission Meeting written testimony submission
Attachments: Kauai Planning Commission written testimony.pdf

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Letter is attached.

Many thanks,

Luke

From: lukehofacker@gmail.com <lukehofacker@gmail.com>
Sent: Wednesday, January 11, 2023 11:44 AM
To: planningdepartment@kauai.gov
Cc: 'Carl Todd' <cwtodd6@gmail.com>; 'Enas Salberg' <yafah69@gmail.com>; 'Isle Silva-Krott' <ilse_silva@hotmail.com>; 'Luke Hofacker' <lukehofacker@gmail.com>; 'Steve Farlow' <sfarlowwbvboard@gmail.com>; Robert Wilson <robertw@hmcmtg.com>; WBV Manager Mark Murie <wbvresmanager@gmail.com>; mayor@kauai.gov; mrapozo@kauai.gov
Subject: January 24th Planning Commission Meeting written testimony submission

Aloha Kauai Planning Commission,
Please include our letter to your group in the January 24th Planning Commission meeting.

Makalo and Kind Regards,

Luke Hofacker – President

Wailua Bay View

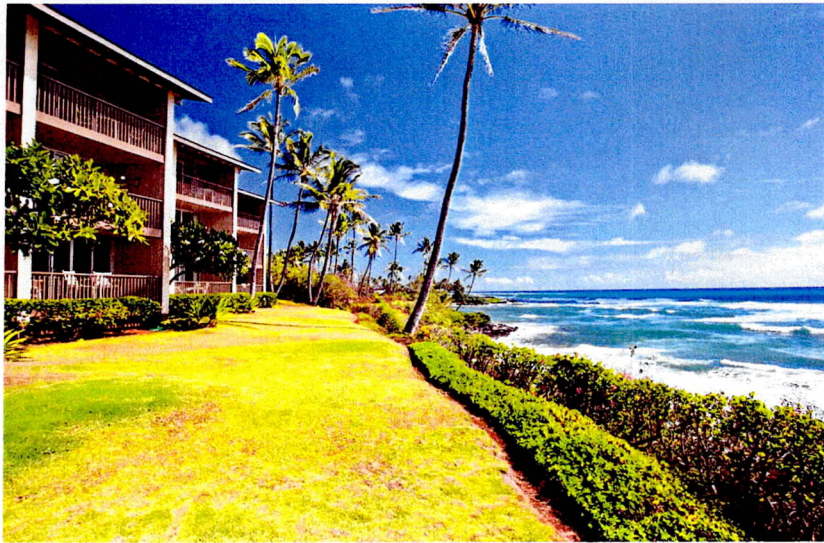
Association of Apartment Owners

320 Papaloa Rd

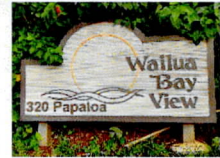
Kapaa, HI 96746

808.777.9302

lukehofacker@gmail.com



Wailua Bay View



To: Planning Department
c/o County of Kauai Planning Department
Francis DeGracia, Chair
Donna Aspisa, Vice Chair
Gerald Ako, Subdivision Committee Chair
Helen Cox
Glenda Nogami Streufert
Jerry Ornellas
Lori Otsuka
4444 Rice Street, Suite A473
Līhu'e, Kauai 96766
planningdepartment@kauai.gov

Please include the following written testimony in your January 24th meeting:

Dear Planning Commission:

The Wailua Bay View AOA Board of Directors would like to provide a strong recommendation for you to grant the necessary building permits for the Coco Palms parcel so that Stillwater Equity Partners can begin rebuilding the project. For the last 15 years, but especially since the start of the pandemic, many, many homeless (up to 20 or more) are living in the old Seashell Restaurant (Part of the Coco Palms Parcel). They lit open fires to cook food every night INSIDE the Seashell Restaurant putting our \$10M building and 4 feet away propane tank in serious danger. We are grateful that the State and County have engaged in the last month to significantly reduce the problem however we all know that while the Coco Palms skeleton buildings sit fallow, they will continue to attract homeless people seeking relief from the elements. We understand there is a very vocal minority who do not want the Coco Palms parcel to be redeveloped, however please consider that every year that goes by where the building skeletons sit idle, the neighbors around those buildings will suffer. We have had untold number of online reviews that speak in no uncertain terms that Kauai is not a tourist friendly place because of the amount of homeless people so visible from our lanais and Kuhio Hwy. In addition, Kauai residents can no longer use Wailua Beach to play and surf. Stillwater's application is an opportunity to change course.

Sincerely,
Luke Hofacker
President
Association of Apartment Owners, Board of Directors
Wailua Bay View

From: Randy Rees <randalbrees@gmail.com>
Sent: Wednesday, January 18, 2023 12:49 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I would like to voice my support in favor of the currently planned Coco Palms redevelopment project. Leaving this beautiful area in its current condition is a disgrace to tourists and locals alike.

Mahalo,

--
Randy Rees
(808) 216-5792
randalbrees@gmail.com

Shanlee Jimenez

From: Kaaina Hull
Sent: Wednesday, January 18, 2023 12:53 PM
To: Shanlee Jimenez
Cc: Dale Cua; Laura Barzilai; Jodi Higuchi Sayegusa
Subject: FW: Coco Palms

From: Randy Rees <randalbrees@gmail.com>
Sent: Wednesday, January 18, 2023 12:51 PM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms

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Aloha,

I would like to voice my support in favor of the currently planned Coco Palms redevelopment project. Leaving this beautiful area in its current condition is a disgrace to tourists and locals alike.

Mahalo,

--

Randy Rees
(808) 216-5792
randalbrees@gmail.com

From: Heidi Hughes <heidi@summiteventsdmccom>
Sent: Wednesday, January 18, 2023 1:33 PM
To: Planning Department
Cc: OlaWailuanui@gmail.com; Bob
Subject: Attn: All Planning Commissioners

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am writing today in support of I Ola Wailuanui, its vision and the community plan being developed for Wailuanuiho'ano, and in support of the Petition for Declaratory Order.

While I am not native Hawaiian, Kaua'i is my home, and I care deeply and respectfully about sustaining its history and culture into a vibrant future. Our family fell in love with Kaua'i on our first visit in 2002 and since then we've invested in a couple of modest vacation rental properties here. In 2020 my husband and I pulled up our mainland roots and moved to the home we were able to purchase in Wailua Houselots. We love it here, and due to its proximity to our home, and our experience in the resort and hospitality industry, we are keenly aware of the Coco Palms dilemma. My husband is recently retired from his career in ski resort hotel and property management and I am currently employed in the events industry, and we have witnessed firsthand the devastating impact of unsustainable growth in our former hometown, Park City, Utah.

It is very, glaringly obvious that something needs to be done with the ugly and decaying former Coco Palms site. It is also very obvious that this island does not need another large resort property, especially not in that location, one if not the most restricted and congested traffic choke points on the island (another related and distressing issue - just what is going on there, and when will it be finished?). Given these conditions, we are impressed by and in support of I Ola Wailuanui's vision and the developing community plan.

HEIDI HUGHES
m: 435.901.3947
heidi@summiteventsdmccom

From: Brent Matson <brent@matsons.net>
Sent: Wednesday, January 18, 2023 3:45 PM
To: Planning Department
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I wanted to write and express my support for the Coco Palms Project. I am a resident of Oahu, but travel to Kaua'i many times per year, and I often drive by the old Coco Palms hotel hoping someone would clean this mess up. I am excited to see work start to redevelop this property. It is my understanding that this is being rebuilt to emulate the old historic hotel and I believe that this is long overdue.

As you know for three decades this property has been a blight on the beautiful shore of Wailua beach. A development that will bring back the great history that the Coco Palms hotel had would be much better than what is there now.

It has taken 30 years for someone to come along with the vision and the financing to get this done, please don't let a few outspoken people ruin this and leave this ugly crumbling structure stand any longer.

Thank you for considering this testimony, please feel free to call me with any questions, I can be reached at 808-479-0460

Sincerely,

Brent Matson
958 Maniniholo St
Honolulu, HI 96825

Shanlee Jimenez

From: Kaaina Hull
Sent: Wednesday, January 18, 2023 3:51 PM
To: Shanlee Jimenez
Cc: Dale Cua; Laura Barzilai; Jodi Higuchi Sayegusa
Subject: FW: Coco Palms Testimony in Support of Redevelopment

From: Brent Matson <brent@matsons.net>
Sent: Wednesday, January 18, 2023 3:45 PM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Director Hull,

I wanted to write and express my support for the Coco Palms Project. I am a resident of Oahu, but travel to Kaua'i many times per year, and I often drive by the old Coco Palms hotel hoping someone would clean this mess up. I am excited to see work start to redevelop this property. It is my understanding that this is being rebuilt to emulate the old historic hotel and I believe that this is long overdue.

As you know for three decades this property has been a blight on the beautiful shore of Wailua beach. A development that will bring back the great history that the Coco Palms hotel had would be much better than what is there now.

It has taken 30 years for someone to come along with the vision and the financing to get this done, please don't let a few outspoken people ruin this and leave this ugly crumbling structure stand any longer.

Thank you for considering this testimony, please feel free to call me with any questions, I can be reached at 808-479-0460

Sincerely,

Brent Matson
958 Maniniholo St
Honolulu, HI 96825

From: Susan Chevalier <SChevalier@bluehawaiian.com>
Sent: Wednesday, January 18, 2023 4:08 PM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: Attention All Planning Commissioners

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Given that hurricane Iniki was 31 years ago, it has been a complete travesty to have driven by the ruins of Coco Palms since then. The resort was special while it lasted, but times have changed. I stand in full support of a cultural center that preserves the history and cultural sites of significance that have been there long before us.

We should exercise our eminent domain if applicable, or find any other way possible to eliminate another hotel being built in that location.

Susie Chevalier

***Susie Chevalier / Concierge
Blue Hawaiian Activities Expert
Email: schevalier@bluehawaiian.com
808.634.2928***

***Koloa Landing Resort: 808-240-6609
Grand Hyatt Kauai: 808.240.6456***

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From: seafire@baymoon.com
Sent: Wednesday, January 18, 2023 5:25 PM
To: Planning Department; IOlaWailuanui@gmail.com
Subject: Support I Ola Wailuanui vision

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To all Planning Commissioners:

We stand in full support of the I Ola Wailuanui vision. We have lived in Kauai for 5-1/2 years & in that time have seen little to no progress on the Coco Palms fiasco. It is past time to allow I Ola Wailuanui to utilize this property for something that actually benefits the local community while simultaneously educating not only Kauai residents but the millions of tourists who visit annually.

On a somber note, while walking our dogs on the beach just south of the Sheraton Hotel within the past 6 months, we found large bones from iwi kupuna & notified local PD. The bones were the pelvis & partial spinal column simply sticking out of the sand. A month later, someone else discovered the skull & rest of the spinal column to possibly this same person jutting from the 4' dirt bluff about 40' away from our find. The great importance & sacredness of these lands within & around the Coco Palms are obvious to us. We sincerely hope that the Planning Commission can find a way to allow I Ola Wailuanui to be the stewards that this sacred location demands. It is definitely in the best interest of all who live, visit & love the Island that is our home, Kauai.

With Aloha & Respect,

Deborah & Robert Dixon

Kapaa

From: John Pasternak <John.Pasternak@Daltile.com>
Sent: Wednesday, January 18, 2023 5:43 PM
To: Planning Department
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Greetings:

I am writing on to express my support of the redevelopment of the Coco Palms Resort. This iconic property needs to be brought back to the Hawaiian people especially the people of Kauai for a much needed boost to the economy and tourism industry. It has been long overdue and would be wonderful to bring this property back to a more vibrant and upgraded resort for all people to enjoy for years to come.

Thank you for your time.

Aloha,

John Pasternak

*John Pasternak
Daltile-Architectural Sales Rep
11510 W Executive Dr
Boise, Idaho 83713
M: (808) 216-1676*

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 7:25 AM
To: Shanlee Jimenez
Cc: Dale Cua; Jodi Higuchi Sayegusa; Laura Barzilai
Subject: FW: Coco Palms Testimony in SUPPORT of Reconstruction

Follow Up Flag: Follow up
Flag Status: Completed

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

From: mike checkley <check2468@live.com>
Sent: Wednesday, January 18, 2023 7:09 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony in SUPPORT of Reconstruction

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I strongly support the immediate redevelopment of Coco Palms. This is my neighborhood. Let it be rebuilt.

Mahalo,

Mike Checkley
Kapa'a, Kauai

Sent from my iPad

From: Nancymae Chandler <ladyoftheeighty81@gmail.com>
Sent: Wednesday, January 18, 2023 7:28 PM
To: Planning Department
Subject: Testimony Re: Agenda item K-Coco Plams

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Jan. 18, 2023

Planning department @[kauai.gov](mailto:planning@kauai.gov)

Testimony

Planning department to rule

That the permit for the proposed hotel at the former Coco Palms site have lapsed and are invalid, Developers continue to move with intention to develop a hotel. A petition for Declaratory order filled and organized in Aug. 2022,

The petition states according to law and court drecedent the permits issued to Coco Palms Hui in 2015 have lapsed due o their failure to make substantial progress.

This is another important opportunity for Kaua'i Community to speak up!!!

For many reasons a hotel or further

Commercial development is not appropriate there, It is time for this Historical site to be given the protections, restoration and respect it deserves for the benefit of future generations and Kaua'i with incredible cultural and environment significance this site has so much more to offer than accommodation for transient guest.

This is to defend this Historical Heritage site for our kupunas and all ages to fine their lineage's in this Ahupuaa village give this for the future generations

I know we can work together to make things work we got the opportunity give us a chance

Much mahalo nui loa

If you would lke to contact me in anyway please feel free to text or email

Sincerely yours

Nancymae Chandler

8087200374

From: Nancy Martin <nmkauai@yahoo.com>
Sent: Wednesday, January 18, 2023 8:11 PM
To: Planning Department
Subject: Testimony re:Agenda Item-K unfinished business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern:

This email is to request the Planning Department rule the permits at the former Coco Palms site have lapsed and are no longer in effect.

Mahalo
Nancy A. Martin

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 7:25 AM
To: Shanlee Jimenez
Cc: Dale Cua; Jodi Higuchi Sayegusa; Laura Barzilai
Subject: FW: Coco Palms Testimony in Support of Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Travis Checkley <travis.checkley@gmail.com>
Sent: Wednesday, January 18, 2023 8:20 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am a resident of Kauai and I fully support the redevelopment of Coco Palms. It's terrible to look at and if it's not fixed now it will surely be another 30 years.

Mahalo for your time.

Travis Checkley
Kapaa'a

Sent from my iPhone

From: Frankie <pacificpommefrites@gmail.com>
Sent: Wednesday, January 18, 2023 9:56 PM
To: Planning Department
Subject: Subject: Testimony RE: Agenda Item K - Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

This testimony is to document that I vehemently oppose the permit for the development of the hotel proposed on the old Coco Palms Hotel site or any part of the Wailuanuiaho`āno. Due to the fact the permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make "substantial progress", it is time that this property be redirected for other use: it is not appropriate for this land to have a hotel, or further commercial development. It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i. As a matter of necessity it needs to be declared a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production: and a core place for learning in Hawai'i. We have waited decades for this, and now is the time. No more abuse of this aina by another off island property developer.

Wailuanuiaho`āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site needs to be developed into a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music. A place where we can restore ancient food production infrastructures, to better sustain our people.

The Kauai planning department rule that permits for the proposed hotel at the former Coco Palms site have lapsed and are no longer in effect. The planning department needs to acknowledge the failure for more than 30 years to clean up the health hazard, eye sore, pollution, derelict structures; and disrespect to that property. Enough of subjecting all people in the community to the ruins. All need to move forward with a new plan to work with I Ola Wailuanui for the enrichment of all, not some off island developer.

I trust you will see the bigger vision of the future of sustainability and respect to Kauaians and change the direction immediately.

Respectfully,

Francoise Desoutter

1970 Hanalima St G104, Lihue

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 7:26 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Dale Cua; Laura Barzilai
Subject: FW: Coco Palms Testimony in Support of Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

From: Richard Fukushima <rfsf.wada@gmail.com>
Sent: Wednesday, January 18, 2023 10:31 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha

I am Richard Fukushima, a resident of Kapaa Town. I was born and raised in Kapaa. I was employed by Amfac Hotels, Poipu-Waiohai, Coco Palms, Kauai BeachBoy and the Hanalei Plantation Hotels back in the late sixties and early seventies. I was a roving night auditor, Front Desk Clerk, Assistant General Cashier and the General Cashier, while working at Coco Palms Hotel. I believe that the Coco Palms should be redeveloped as a legendary hotel that Lyle and Grace Guslander built. It was the icon of Kauai, where movies were made and Chapel in the Palms a wedding site where people got married and also renewed their vows. It would be nice

the see a part of Kauai that is not a high rise concrete jungle but a beautiful place where we can be a part of and be proud of it. It was our culture and it should remain as a gathering place for locals as well as tourist can visit and enjoy the real Kauai. It should be made in a Cultural Center with a lot of Hawaiian cultural exhibits to educate the younger generation and the generations to come.

I had a lot of other family members and friends that worked at Coco Palms. It was like a gateway to the Hotel Industry on Kauai and a place where "Aloha" was taught.

Therefore, I strongly support the redevelopment of Coco Palms and not let it be an eye-sore for people passing by everyday at the most beautiful part of our island heritage.

Mahalo and thank you for your love and understanding.

Richard Fukushima
Kauai County Council Candidate

From: dgcarsten@aol.com
Sent: Thursday, January 19, 2023 6:16 AM
To: Planning Department
Subject: Coco Palms - Petition for Declaratory Order (Item K)

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To the Planning Department:

Below, I am quoting Gary Hooser, whose depth of knowledge exceeds my own. I agree 100% with Mr. Hooser. This property must be reclaimed and used for the kama'aina. I have pledged my financial support of this vital project.

I am asking that the Planning Department vote in favor of the people, not the pocketbook.

Sincerely,
Donna Gould Carsten
Wailua Homesteads

"Wailuanuiho'ano and what many know as the former Coco Palms Resort is a uniquely special and sacred area.

"The site is surrounded by ancient sacred he'iau from the mouth of the Wailua River to the summit of Mt. Wai'ale'ale. The last queen of Kaua'i, Queen Deborah Kapule, lived on the property, and it was the birthing place for royalty.

"Wailuanuiho'ano was the site of astronomical tracking of the rising heavens, and a gathering place and social headquarters in ancient Hawai'i.

"Two ancient loko i 'a, Loko Pu'uone (or Loko Hakuone) — inland fishponds Weuweu and Kaiwi'iki (or Kawai'iki) — are still present on the property. These fishponds are estimated to be between 600 and 800 years old. Mahele records also show the seaward portion encompasses Mahunapu'uone burial grounds.

"I Ola Wailuanui envisions the acquisition, restoration, protection and ongoing stewardship of these important lands via a community driven process that honors the deep history of this place, both ancient and modern, and led by individuals with ancestral ties and rooted to this 'aina.

"Rather than a private hotel development, I Ola Wailuanui envisions a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production; and a core place for learning in Hawai'i."

From: Nancymae Chandler <ladyoftheeighty81@gmail.com>
Sent: Thursday, January 19, 2023 7:05 AM
To: Planning Department
Subject: Fwd: Testimony Re: Agenda item K-Coco Plams

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

----- Forwarded message -----

From: Nancymae Chandler <ladyoftheeighty81@gmail.com>
Date: Wed, Jan 18, 2023 at 7:27 PM
Subject: Testimony Re: Agenda item K-Coco Plams
To: <planningdepartment@kauai.gov>

Jan. 18, 2023

Planning department @[kauai.gov](mailto:planningdepartment@kauai.gov)

Testimony

Planning department to rule

That the permit for the proposed hotel at the former Coco Palms site have lapsed and are invalid, Developers continue to move with intention to develop a hotel. A petition for Declaratory order filled and organized in Aug. 2022,

The petition states according to law and court drecedent the permits issued to Coco Palms Hui in 2015 have lapsed due o their failure to make substantial progress.

This is another important opportunity for Kaua'i Community to speak up!!!

For many reasons a hotel or further

Commercial development is not appropriate there, It is time for this Historical site to be given the protections, restoration and respect it deserves for the benefit of future generations and Kaua'i with incredible cultural and environment significance this site has so much more to offer than accommodation for transient guest.

This is to defend this Historical Heritage site for our kupunas and all ages to fine their lineage's in this Ahupuaa village give this for the future generations

I know we can work together to make things work we got the opportunity give us a chance

Much mahalo nui loa

If you would lke to contact me in anyway please feel free to text or email

Sincerely yours

Nancymae Chandler

8087200374

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 8:08 AM
To: Shanlee Jimenez
Cc: Laura Barzilai; Jodi Higuchi Sayegusa; Dale Cua
Subject: FW: Coco Palms Testimony in Support of Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

From: teresa@ig-steel.com <teresa@ig-steel.com>
Sent: Thursday, January 19, 2023 7:53 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Good morning,

I am writing to you regarding the Permit Review Continuance Meeting scheduled for 01/24/2023.

We are in favor of the re-development of the Coco Palms Resort. This development will be a great benefit to the island and for tourists wanting to be a part of such a historical site. Work has begun, and we are excited to see the redevelopment completed.

Teresa M Kennedy
Managing Member

IG Steel, LLC
515 E Carefree Hwy #388
Phoenix, AZ 85085-8839
P (808) 883-9983
F (808) 883-9985
C (808) 368-7380
Email: teresa@ig-steel.com

From: teresa@ig-steel.com
Sent: Thursday, January 19, 2023 7:54 AM
To: Planning Department
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Good morning,

I am writing to you regarding the Permit Review Continuance Meeting scheduled for 01/24/2023.

We are in favor of the re-development of the Coco Palms Resort. This development will be a great benefit to the island and for tourists wanting to be a part of such a historical site. Work has begun, and we are excited to see the redevelopment completed.

Teresa M Kennedy
Managing Member

IG Steel, LLC
515 E Carefree Hwy #388
Phoenix, AZ 85085-8839
P (808) 883-9983
F (808) 883-9985
C (808) 368-7380
Email: teresa@ig-steel.com

From: Kylie <kyliebeth@gmail.com>
Sent: Thursday, January 19, 2023 8:27 AM
To: Planning Department
Subject: Subject: Testimony RE: Agenda Item K - Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, I am writing to express my disgust at the possibility of a new resort at Coco Palms. There is no infrastructure to support this and the community has repeatedly expressed that this is not something we want. Building permits have lapsed (many years ago), the site has been an awful eye-sore for decades, not to mention the historical significance of the area to Hawaiian culture, history, and people.

Of additional concern is the fact that the planning commission's new chair is also the local representative of the carpenter's union, which is a clear conflict of interest and deserves extra scrutiny.

Mahalo.

--

Kylie Wilson
Wailua Homesteads

From: Michael Parker <mparker@laytonconstruction.com>
Sent: Thursday, January 19, 2023 8:50 AM
To: Planning Department
Subject: Coco Palms Support

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Kauai Planning Commission,

I am emailing to express my support of the Coco Palms Renovation. I am in full support that the project should be allowed to move forward based on the premise that building permits have already been issued and a few other factors listed below:

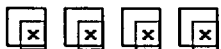
1. The derelict condition that the property has been in since hurricane Iniki has been such an eye sore and hot spot for homeless activity that the renovation will restore the luster that once was and drastically improve the neighborhood
2. Re-opening the hotel will provide much needed jobs both during the construction activities and for hotel operations
3. The project includes a comfort station/public bathroom which will be a huge benefit to beach goers
4. The project and the developer have a large cultural aspect planned that can serve as educating the public/visitors to the cultural significance of the area
5. The argument that it would make traffic worse is unfounded and shortsighted. If residence that live in the area are able to have shorter commute to work adjacent to the homes it would greatly reduce the through-flow traffic

Thank you for your time and consideration,

Mike Parker
Sr Pre-Construction Manager

Layton Construction Company
707 Richards Street, Suite PH-1A, Honolulu, HI 96813

P 808.672.2579 | M 808.216.6718
laytonconstruction.com | [Licenses](#)



Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 9:16 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Support

From: Michael Parker <mparker@laytonconstruction.com>
Sent: Thursday, January 19, 2023 8:44 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Support

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Ka`aina Hull,

I am emailing to express my support of the Coco Palms Renovation. I am in full support that the project should be allowed to move forward based on the premise that building permits have already been issued and a few other factors listed below:

1. The derelict condition that the property has been in since hurricane Iniki has been such an eye sore and hot spot for homeless activity that the renovation will restore the luster that once was and drastically improve the neighborhood
2. Re-opening the hotel will provide much needed jobs both during the construction activities and for hotel operations
3. The project includes a comfort station/public bathroom which will be a huge benefit to beach goers
4. The project and the developer have a large cultural aspect planned that can serve as educating the public/visitors to the cultural significance of the area
5. The argument that it would make traffic worse is unfounded and shortsighted. If residence that live in the area are able to have shorter commute to work adjacent to the homes it would greatly reduce the through-flow traffic

Thank you for your time and consideration,

Mike Parker
Sr Pre-Construction Manager

Layton Construction Company
707 Richards Street, Suite PH-1A, Honolulu, HI 96813

P 808.672.2579 | M 808.216.6718
laytonconstruction.com | [Licenses](#)



x

From: Sharon Gottfried <sharon.gottfried515@gmail.com>
Sent: Thursday, January 19, 2023 9:07 AM
To: Planning Department
Subject: CocoPalms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Department,

I am honestly not sure why this project continues to be an ongoing headache. There is no question that significant progress has NOT been made in the 8 years since the permit was initially issued, and in that time, we are all well aware that the island has struggled with overtourism and traffic. We have no need for another hotel. We have no need for any development in that location.

Please make the decision that is the best for the island, and not the best for the wealthy developers.

Mahalo for listening,
Sharon D Gottfried
5-6585A Kuhio Highway, Wainiha

From: charissa@kaswit.com
Sent: Thursday, January 19, 2023 9:31 AM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: #Attention all Planning Commissioners

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I stand in full support of the I Ola Wailuanui vision and support for the Petition for Declaratory Order. This is a much needed project to help heal hearts and a monumental location to teach the culture, history and spirit of the people of Kauai.

Charissa Farley-Hay



Charissa@Kaswit.com

001-760-219-1089

WhatsApp



2823 Ala Kualeikukui Unit 1
Koloa 96756

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 9:33 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms building permit termination.

From: roger walraven <rogerwalraven@yahoo.com>
Sent: Thursday, January 19, 2023 9:29 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms building permit termination.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Commissioner,

I write you, to speak against the controversial proposed continuation of allowing the Coco Palms Hui to any further extension of their once recognized building permit. No substantial progress has been made. You are empowered by the people of Kauai to end this charade.

This property has proven to be a festering boil on the side of every Kauai citizen, who passes this untouched, underfunded, intentionally abandoned hotel site.

I have lived here on Kauai for over forty years. I hope my seniority will mean something to you when I say, "Let this dying project be put to rest."

There are better plans and uses of this once internationally recognized property. A Hawaiian Cultural Center is just one example of those proposed uses.

Please use your decision making power wisely.

Aloha and Best Wishes for the New Year.

Roger Walraven

PO Box 1186

Lawai HI 96765

808-645-6942

[Sent from Yahoo Mail for iPhone](#)

From: Haunani Seward <haunaniseward@gmail.com>
Sent: Thursday, January 19, 2023 10:20 AM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: Statement of Support for the Vision of the Petition for Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Welina mai kakou

As a native born resident of Kauai, I am in full support of the vision of I Ola Wailuanui to restore the Coco Palms to its original sacred purpose for the benefit of all, including residents and malihini.

O wau iho no

Haunani L A Seward

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 12:39 PM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Support of Coco Palms

Follow Up Flag: Follow up
Flag Status: Completed

From: Dan Mortimer <danmortimer34@gmail.com>
Sent: Thursday, January 19, 2023 10:35 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Support of Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Mr. Hull,

Thank you for your service to the people of Kauai. The ruins of Coco Palms have been a blight on our island since Iniki struck in 1992.

There are ways to ensure the cultural aspects of this area can be shared, sacred burial areas are protected, and the buildings can be properly restored to provide an area of value for jobs and tax revenue. Those who oppose this project have had 30 years to raise the money and provide a workable plan yet they still do not have a **viable** plan. I appreciate your leadership and hope this project will move ahead for the reasons mentioned above.

Mahalo,

Daniel Mortimer

From: Liz Brolaski <lizbrolaski@hotmail.com>
Sent: Thursday, January 19, 2023 11:04 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha

The permits given to the developers of the Coco Palms sure have lapsed and **SHOULD NOT** be renewed. Development of this property as a hotel should not move forward.

Mahalo

Liz Brolaski
3828 Ahonui Place
Princeville 96722

Sent from my iPhone
Somewhere in the Pacific

From: Jordan Lemke <alohastate96746@yahoo.com>
Sent: Thursday, January 19, 2023 11:17 AM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: Attention All Planning Department Commissioners

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Greetings,

I am emailing in support of the Petition for Declaratory Order and the vision held by nonprofit group IOla Wailuanui.

I have emailed in the past with rather brash statements of opposition for the proposed development of Coco Palms. For that, I apologize. However, if the thought of another hotel bringing in hundreds of more tourists does not anger you, then I have to question your reasoning for participating in the Planning Department. The state of Hawai'i has certainly shown its true colors when it comes to corruption in political leadership. To which no mokupuni has been immune to.

With respect to the issue at hand, this state needs to get a grip on tourism. Those that were here on Kaua'i during the pandemic love to brag about how they had the island to themselves and how wonderful a place it was to be. Talks of needing to diversify the economy came front and center when tourism ceased. Now, three years later every other week TGI has headlines of record breaking tourism arrivals and spending. Are you familiar with the saying, "where attention goes energy flows"? Why are we giving so much attention to what the visitor industry is doing if we so badly want to diversify and move away from this extractive economy?

By allowing this development to move forward the state shows yet again that the people in power are merely pawns for the interests of larger, foreign owned, corporations. By allowing this development to move forward you are almost certainly asking for the hui to mobilize and fight even harder. There will absolutely be protests. There will absolutely be more vandalism by the so called "vagrants". Imagine the pride that would be instilled to the local people if this development were to be held to the standards it should absolutely be held to. It is frustrating to imagine that all of the public input of opposition to this development can be thrown away in an instant by the people on this commission who pretend to hear the public interest while all along knowing that due to personal interests, they will approve the development anyway. To beg and plead feels demeaning but here we are, begging and pleading for this development be held to the appropriate standards.

Thank you for taking the time to read (and hopefully, actually consider) this testimony.

Jordan Loudon
Resident of Wailuanuiaho'āno

Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 12:36 PM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco palms

Follow Up Flag: Follow up
Flag Status: Completed

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

From: gabe prieto <gabeprieto@hotmail.com>
Sent: Thursday, January 19, 2023 11:59 AM
To: Kaaina Hull <khull@kauai.gov>
Cc: Planning Department <planningdepartment@kauai.gov>
Subject: Coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Glad you are moving forward with the Coco Palms permit and getting that place renovated, it's been an eye soar for too many years

Mahalo
Gabe
808-652-1453

Sent from my iPhone

From: Helen Picca <hpicca2016@gmail.com>
Sent: Thursday, January 19, 2023 12:46 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

As a resident of Anahola, I wish to protest the approval of old permits for rebuilding/restoration on this site which has remained vacant for 30 years. New permits and environmental impact study should be required. Approving old permits after so much time would be unconscionable.

The last thing this island needs is a another hotel/resort. What is needed is affordable worker housing. In lieu of that a Hawaiian cultural center for this sacred ground would be ideal.

Thank you.

Helen Picca
4775 Aliomanu Road
Anahola Hawaii

--

Helen Picca
The Last Frontier of the Fading West
From the Hamster Wheel to Happiness in 10 Easy Steps
<https://www.facebook.com/HelenPiccaAuthor/>

From: Jillian Auberger <jillian@auberge.com>
Sent: Thursday, January 19, 2023 12:56 PM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: SUPPORT for the Petition for Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

ATTN: ALL Planning Commissioners

As a Resident of Kauai I FULLY support this petition and the vision of I Ola Wailuanui.

For their organization involving the acquisition, restoration, protection and ongoing stewardship of these important lands that the Cocopalms remnants have been sitting for 30 years. Having a community driven process that honors the deep history of this place, both ancient and modern, and led by individuals with ancestral ties and rooted to this 'aina is essential to bringing back the Aloha much more deeply to the island.

To have the property become a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production: and a core place for learning in Hawai'i would be a phenomenal benefit for LOCALS and Tourists alike.

Much like the amazing park project underway in Anahola it is time look after LOCALS and the Aina at the same time. A hotel would not consider those factors. There is the Sheraton steps away and many condos available blocks up the road from the coconut marketplace to downtown kapaa as well as KBR. We don't need ANOTHER hotel. We need Culture and Aloha returned to Kauai.

Mahalo for making the right choice for Kauai residents.

Jillian Auberger

From: Carolyn Scott <carolynmuire@mac.com>
Sent: Thursday, January 19, 2023 1:29 PM
To: Planning Department
Subject: Re: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Commission.

As a long time environmentalist and award winning filmmaker, I am deeply troubled by the lack of an environmental impact study on the area in and around the Coco Palms. Any development there needs to follow strict environmental laws. And take into consideration the delicate eco-system of this region.

I have started filming on this subject and will be documenting what happens here.
Please uphold the law in approving any project on these lands.

Warmly,
Carolyn M. Scott

Carolyn M. Scott / Executive Director Cool Planet Labs

Email: carolynmuire@mac.com

Website: <http://coolplanetlabs.org/>

Solutionaries: www.solutionaries.org



Shanlee Jimenez

From: Kaaina Hull
Sent: Thursday, January 19, 2023 3:38 PM
To: Shanlee Jimenez
Cc: Dale Cua; Jodi Higuchi Sayegusa; Laura Barzilai
Subject: FW: Support of Coco Palms Revitalization

From: William Summerhays <summerhaysw@gmail.com>
Sent: Thursday, January 19, 2023 3:18 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Support of Coco Palms Revitalization

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Mr. Hull and Planning Department,

I am writing this email to express my support for the planning department's previous approvals given for the redevelopment of the Coco Palms project. I support the reconstruction and rebuild of the project and believe the redevelopment of Coco Palms will be of great benefit to the Island providing additional jobs for the local community and the opportunity to share the beautiful culture and history of the island. The rebuilding of the project will also provide local jobs for the construction industry which will help local families in a time of extreme inflation. I believe that the proper process was followed in obtaining the permits and to revoke them now would not be in the County's best interest. I applaud the planning department in the careful approval process and I am excited to see this project finally move forward. Again, I am in support of Coco Palms continuing to move forward with the construction of this great project.

Sincerely,

William Summerhays
Kauai Resident

From: René <rene.c.young@gmail.com>
Sent: Thursday, January 19, 2023 4:01 PM
To: Planning Department
Subject: Coco Palms - Petition for Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

My name is Rene Young, I was born and raised here on Kauai. I came into the world at Wilcox hospital a month after Iniki hit.

I graduated from Kauai High in 2010. I had my first child in 2016. And last year in 2022, I turned 30. Through all of these life events, Coco Palms has sat derelict. I have seen companies come to Kauai and try to "rebuild" it and add yet another hotel to our island. They all failed in their aim, and I'm glad they did not succeed. The rebuilding of Coco Palms would not net a positive benefit for the citizens of Kauai. Preserving this space as the sacred native cultural site that it is will be a moral and spiritual victory for Kauai.

Mahalo,
Rene

Sent from my iPhone

From: Diane Honjiyo <dhonjiyo@yahoo.com>
Sent: Thursday, January 19, 2023 6:47 PM
To: Planning Department
Subject: Supporting Coco Palms restoration

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Department Members,

I am a Kaua'i native, from Waimea. I was saddened by the closing, then the deterioration of Coco Palms. I meet older people on the mainland whose inevitable memories of Kaua'i are of Coco Palms. Then I sadly have to tell them that it's been no more for quite a while.

I'd like to be able to tell people that Coco Palms is up and going and that it can once again become part of the memories of another generation.

Please approve the restoration of Coco Palms.

Mahalo,
/s/ Diane M Honjiyo

From: Faith Harding <tophatandscarf@yahoo.com>
Sent: Friday, January 20, 2023 7:27 AM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To the Planning Department:

We are TIRED of this, please heed:

Developers continue to move forward with their intention to develop a hotel across from Wailua Beach, on the former Coco Palms property. A Petition For Declaratory Order was filed by a coalition of environmental organizations including Sierra Club Kaua'i Group, Surfrider Foundation Kaua'i Chapter, and Hawai'i Alliance for Progressive Action (HAPA) in August 2022. The order essentially states that according to law and court precedent, the permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make "substantial progress".

It's obvious to anyone driving by the property today in January of 2023 there has definitely not been "substantial progress" over the past 8 years – let alone the past 30 years. Installing a construction dust screen just days before the developers are supposed to prove "substantial progress", as is required by the county for the permits to remain valid, does not fulfill the intent of the law either.

Further, the permits granted in 2015 allowing the developer to ignore important existing county building rules and regulations were amended in 2018 after the "Iniki Ordinance" had already expired. This is special legislation on top of special legislation. It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i. Rather than a private hotel development, we envision a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production: and a core place for learning in Hawai'i.

Developers have had 8 years and no substantial progress has occurred on the site. We understand that even 2 years should invalidate these permits and require new applications. Please ask the commission to acknowledge this truth, follow the law, and make a good decision for the betterment of Kaua'i.

In addition to the hugely significant history and sites located on the property, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our people.

Mahalo~

#ROCKON

Faith

Moms Demand Action HI - Lead for Kauai



From: Lloyd <lloydosh@hotmail.com>
Sent: Friday, January 20, 2023 8:51 AM
To: Planning Department
Subject: Coco Palms project

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hi

I'm home owner on Kauai a graduate of Waimea high school and love to see this project completed to support our county.

As an icon to this island it's Coco palms would increase revenue and reduce unemployment for decades to come Would urge support for this project by your department

Regards

Lloyd Oshiro

Sent from my iPhone

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 7:41 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Supporting Coco Palms restoration

From: Diane Honjiyo <dhonjiyo@yahoo.com>
Sent: Thursday, January 19, 2023 6:44 PM
To: Kaaina Hull <khull@kauai.gov>
Subject: Supporting Coco Palms restoration

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Director Ka'aina,

I am a Kaua'i native, from Waimea. I was saddened by the closing, then the deterioration of Coco Palms. I meet older people on the mainland whose inevitable memories of Kaua'i are of Coco Palms. Then I sadly have to tell them that it's been no more for quite a while.

I'd like to be able to tell people that Coco Palms is up and going and that it can once again become part of the memories of another generation.

Please approve the restoration of Coco Palms.

Mahalo,
/s/ Diane M Honjiyo

From: Robin Wong <20246793@k12.hi.us> on behalf of Robin Wong
<robin.wong@k12.hi.us>
Sent: Friday, January 20, 2023 7:54 AM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

We are writing about the intended hotel plans for Coco Palms with a strong appeal to STOP DEVELOPMENT. My husband and I live above Coco Palms in Wailua Homesteads and have been looking at that blight for decades, with a hope that it could be repurposed for the community. Putting aside that it is a sacred and precious site that should be preserved (which doesn't seem to factor into planning commission decisions), the impact on traffic alone would be disastrous. Our small island is choked with gridlock at that very intersection, with years of improvement construction still not completed.

An up-to-date environmental impact study must be required, as their 2015 permits have lapsed due to lack of substantial progress.

With hope for a resolution that benefits the people of Kauai, not one that lines the pockets of mainland investors at our expense.

William and Robin Wong
5899 Ohe Street
Kapaa, HI 96746
RobinWongKauai@gmail.com

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This is a staff email account managed by Hawaii Department Of Education School District. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

From: Johanna Viksne <johanna13@live.com>
Sent: Friday, January 20, 2023 8:00 AM
To: Planning Department
Cc: IOlaWailuanui@gmail.com.
Subject: COCO PALMS PROPERTY

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

Please know I am a resident of Kauai and own two properties very close to the Coco Palms site.

I endorse the plan that would endorse I Ola Wailuanui envision for a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production; and a core place for learning in Hawai'i rather than a private hotel development.

I stand in full support of the I Ola Wailuanui vision and support the I Ola Wailuanui vision AND support the Petition for Declaratory Order.

Mahalo,

Johanna Viksne

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 8:53 AM
To: Shanlee Jimenez
Cc: Laura Barzilai; Jodi Higuchi Sayegusa; Dale Cua
Subject: FW: Coco Palms testimony in support of Redevelopment

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

From: Sandi Sterker <sterkersandi@gmail.com>
Sent: Friday, January 20, 2023 8:52 AM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms testimony in support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha to all,

Please allow the development of Coco Palms to proceed. It is such an eyesore as it stands today. It was such a memorable experience in the past and could be once again brought to the hearts and minds of those that remember those wonderful experiences of what now seem long ago. The developers have made sure the true Hawaiian "Aloha Spirit" will be incorporated complete with the design, tiki torch lighting and a cultural center. I am fully in support of this development.

Sandi Sterker
Kalaheo

Sent from my iPad

From: Sue Buckley <suebuckley96@gmail.com>
Sent: Friday, January 20, 2023 9:47 AM
To: Planning Department
Cc: iolawailuanui@gmail.com
Subject: Wailuanui/Coco Palm ATTN. All Planning Commissioners

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Commissioners,

I know I am not alone in expressing my concern for any more plans to "develop" the Coco Palms property into a hotel. Its heyday has been over for decades. Currently, it is an eyesore and an embarrassment to our beautiful island home.

I support the Petition For Declaratory Order as the developers permits have lapsed and I challenge the Special Management Use Permit issued because substantial progress has not been made on the development.

I don't have to look far to learn about the cultural and historic significance of this area. Wailuanui is a sacred site, a wahi kapu to Native Hawaiians.

This site is NOT suitable for commercial development/hotel. Any one of these reasons would be enough: traffic, sewer, ongoing beach erosion, pedestrian safety. Ultimately, what we choose to do now will affect generations to come.

The righteous solution would be a cultural/educational center with restored fishponds, ecological restoration, local agriculture/food farm, community and cultural gathering spaces, all with respect for the existing burial grounds. In short, it is our kuleana to leave a legacy and a strong message that reflects our state motto. **Ua mau ke ea o ka aina i ka pono-** The life of the land is perpetuated in righteousness.

Mahalo,

Sue Buckley

Kapa`a resident

From: Jon Adamek <jadamek48@gmail.com>
Sent: Friday, January 20, 2023 8:47 AM
To: Planning Department
Cc: IOlaWailuanui@gmail.com

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Attention ALL Planning Commission

I, Jonathan Adamek, am in strong support of the Petition for Declaratory Order.
It's been long enough. It's time to return this historical landmark to its ancient and original purpose.

Jonathan Adamek
Anahola

From: Sandy Swift Photography <sandyswiftphotography@gmail.com>
Sent: Friday, January 20, 2023 8:52 AM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am writing to cast my vote for NO new hotel at Coco Palms.

I live just up the road from Coco Palms and we absolutely do not need more hotels and traffic congestion in this area, Kaua'i is over the capacity for the amount of tourism we can comfortably handle and we have to start being proactive about managing.

There are traffic issues, over tourism issues, floodplain issues, sacred and buried ground issues, the list goes on and on

For me though it's a very simple answer and requires no knowledge of the permits and floodplain and other technical details -

- the Hawaiian people do not want this.

If we truly love Kaua'i then supporting something important to the people who belong to this sacred land is the right thing to do.

There are so many ways in which this land could be used to benefit the island and the people and even to enhance visitor experience but another hotel is not the answer.

Thank you so much for your consideration.

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 8:53 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms project

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

From: Lloyd <lloydosh@hotmail.com>
Sent: Friday, January 20, 2023 8:49 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms project

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hi

I'm home owner on Kauai a graduate of Waimea high school and love to see this project completed to support our county.

As an icon to this island it's Coco palms would increase revenue and reduce unemployment for decades to come Would urge support for this project by your department

Regards

Lloyd Oshiro

Sent from my iPhone

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 10:11 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms - Kauai

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

From: Diana Pittro <Diana@rmk.com>
Sent: Friday, January 20, 2023 9:34 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms - Kauai

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please support the approval to move forward with the pending development of this location on our beautiful Kauai.

Many natural disasters have eroded this beautiful area and I believe the island and its residents would benefit greatly for many economic reasons as well as emotional ones.

Thank you for your consideration
Diana Broccardo Pittro

Sent from my iPhone

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Please consider the environment before printing this e-mail.

From: Diana Pittro <Diana@rmk.com>
Sent: Friday, January 20, 2023 9:58 AM
To: Planning Department
Subject: Coco Palms - Kauai

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I strongly urge this group to live forward with the pending development of the Coco Palms area.

For many sound economic reasons it is a win win for the residents of Kauai and the State of Hawaii. But it is for personal reasons that I believe many of us Kauai O'hana would like to see this beautiful location rebuilt and flourish.

Thank you
Diana Broccardo Pittro
Sent from my iPhone

CONFIDENTIALITY NOTICE: This Electronic Mail (e-mail) contains confidential and privileged information intended only for the use of the individual or entity to which it is being sent. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivery to the intended recipient, you are hereby notified that any dissemination, distributing, or copying of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please notify the sender by reply e-mail or telephone.

Please consider the environment before printing this e-mail.

From: Lori Kizer <lori_kizer@yahoo.com>
Sent: Friday, January 20, 2023 11:29 AM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am writing to support the Petition for Declaratory Order and oppose the permit for the development of a hotel on the Coco Palms site.

Developers have had 8 years and no substantial progress has occurred on the site. We understand that even 2 years should invalidate these permits and require new applications. Please acknowledge this truth, follow the law, and make a good decision for the betterment of Kaua'i.

In addition to the hugely significant history and sites located on the property, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our local people.

Mahalo.
Lori Kizer
483 Puuopae Rd.
Kapaa, HI 96746

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 11:57 AM
To: Shanlee Jimenez
Cc: Laura Barzilai; Jodi Higuchi Sayegusa; Dale Cua
Subject: FW: Coco Palms Testimony in Support Development.

From: Angelita Mello <melloa001@yahoo.com>
Sent: Friday, January 20, 2023 10:48 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Testimony in Support Development.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Coco Palms has been an icon for the island of Kauai forever more. It will be ashame to not restore Coco Palms for restoration and development as it has been many years. Thus far, it is sad to see it go to waste and to remember what a paradise it was. It will definitely bring life back to the island of Kauai. All these years, when I pass coco palms, it looks a cemetery in itself. Declaring it dead. I was very proud to bring my guests there because of the Hawaiian culture and paradise it represents. Locally fun enjoyment.

Therefore , I truly n proudly support this development. It has tons of benefits for the island. Please Don't make a mistake and let it go to waste. In my opinion, it would be a foolish mistake.

Sincerely

Angelita Mello
Retired Federal Employee

Born and raised in the Waimea Mill Camp Plantation Era.

[Sent from Yahoo Mail for iPhone](#)

From: Indulekha Reeves <galaxseagirl@gmail.com>
Sent: Friday, January 20, 2023 12:48 PM
To: Planning Department
Subject: Testimony for 1/24/23 Re: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

The Coco Palms site in Wailua should not return to hotel tourism.

What our island is already struggling with is overtourism. Overtourism is a significant problem in many communities around the world like ours and we are so far behind in managing it. What we need to do is shift our focus from damaging overtourism to regenerative and cultural experiences for our people and visitors.

I am aware that there is already a group (WailuaNui.org) made up of many qualified and committed Kauaians with a vision this site deserves.

To continue committing our land to corporate profitability is dishonoring the history and future of this land and her people.

Please Don't allow any hotel!!

Thank you,
Elizabeth Reeves
Kapaa

From: Dorthe Jensen <asacredchild@gmail.com>
Sent: Friday, January 20, 2023 12:25 PM
To: Planning Department
Subject: NO Hotel at Coco Palms please

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Sent from my iPhone

From: Earl Kawaguchi <earlkawaguchi@yahoo.com>
Sent: Friday, January 20, 2023 2:07 PM
To: Planning Department
Subject: Coco Palms testimony in support of redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

My name is Earl Kawaguchi. Ron Agor is my classmate. we are the class of 1966 from Waimea High School. I am in support of the redevelopment of the Coco Palms Hotel. I am sure they will follow all the guidelines to insure what the community wants! It will be a tremendous addition to the Kauai economy, to become that world class hotel it needs!

Mahalo,

Earl Kawaguchi
2333 Kapiolani Blvd #916
Honolulu, HI 96826
808-949-4466

Sent from my iPad

From: Angie Bearden <angiebearden@sbcglobal.net>
Sent: Friday, January 20, 2023 2:25 PM
To: Planning Department
Subject: No hotels on Coco Pams property. Please.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please do not allow a hotel to go into the Coco Palms property. Traffic around there is bad enough and there is no good solution to get potential guests across the busy highway to the beach. We have visited the Island many times over the past years and traffic has become a major issue. Residents are paying the price of unnecessary growth. Keep Kauai a paradise not a traffic mess. We have plenty of those on the mainland.

Thank you,
Angela Bearden

Sent from my iPhone

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 2:31 PM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Testimony in Support of Redevelopment

From: Michael Flaherty <mike@l5invest.com>
Sent: Friday, January 20, 2023 2:10 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Our family has been on Kauai for over three generations and wants to thank you for your positive leadership on the long and challenging project.

We fully support the new Coco Palms project and hope that it will restore the glory of the property's historic hospitality at this location.

At a minimum, it will clean up/improve the intersection and better emphasize the entry to the East side and Kapaa areas for locals and tourists alike.

Thank you from the Miyahara, Nishimura, and Flaherty Families.

MICHAEL FLAHERTY
FOUNDER & MANAGING PARTNER
4821 GOLDEN FOOTHILL PKWY, SUITE 210
EL DORADO HILLS, CA 95762
WWW.L5INVEST.COM
(310) 991-3091 MOBILE
(310) 697-7172 OFFICE



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L5 supports Kids Helping Kids: <https://kidshelpingkidssac.org/>

From: kate mink <coralreefk8@gmail.com>
Sent: Friday, January 20, 2023 3:09 PM
To: Planning Department
Subject: testimony on Coco Palms property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

This is to let you know that I SUPPORT the Petition for Declaratory Order and OPPOSE extending permits for the hotel development.

I've been driving by this property for over 15 years now, and seen it just deteriorate further and further. I've also seen the traffic situation there get worse, and a hotel on that spot would be a disaster in that respect.

We have a great opportunity here to reclaim it for the people of Kauai, which I hope you will seize.

**Aloha,
Kate Mink**

From: Shannan Smith <shannan.smith512@gmail.com>
Sent: Friday, January 20, 2023 3:23 PM
To: Planning Department
Subject: No hotel at Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hello!

Please say no to a hotel or any tourist attraction at Coco Palms. Kauai is at capacity for tourist and the traffic is horrible due to this. Hawaiians do not want this! Please honor them and say no! No more hotels, no more condos, NOTHING where Coco Palms is!

Thanks,
Shannan Smith

From: Ken Matsuoka <knmatsuoka@yahoo.com>
Sent: Friday, January 20, 2023 3:54 PM
To: Planning Department
Subject: Support for Coco Palms redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

It is wonderful news to hear that Coco Palms has plans for a fresh new look while retaining her former gracious features. I grew up on Kauai when Coco Palms was the Queen of the resorts.

I cannot wait to see when development is completed.

Sincerely,

Ken Matsuoka

From: Brian Miller <brianscottmiller@gmail.com>
Sent: Friday, January 20, 2023 3:57 PM
To: Planning Department
Subject: No hotel at coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha

I'm a local Anahola resident. I'm against building a hotel at coco palms because of the impact on traffic, general island overcrowding, and the impact on important cultural sites.

Thank you,
Brian

Shanlee Jimenez

From: Kaaina Hull
Sent: Friday, January 20, 2023 4:10 PM
To: Shanlee Jimenez
Cc: Laura Barzilai; Jodi Higuchi Sayegusa; Dale Cua
Subject: FW: Support for Coco Palms redevelopment

From: Ken Matsuoka <knmatsuoka@yahoo.com>
Sent: Friday, January 20, 2023 3:47 PM
To: Kaaina Hull <khull@kauai.gov>
Subject: Support for Coco Palms redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hi,

I am in support for Coco Palms redevelopment [project.ne](#)

After too many years of neglect, it is wonderful to see the Queen of Kauai returning to glory.

Sincerely,

Ken S. Matsuoka

(Grew up in Pakala, graduate of Waimea High School)

From: Jacqueline <divasmurfette@yahoo.com>
Sent: Friday, January 20, 2023 5:23 PM
To: Planning Department
Subject: Petition for Declaratory Order (item K on the agenda)

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Attention Planning Department:

As residents of Kauai and homeowners in the Wailua Homesteads for 5 years, we have seen nothing good happening at Coco Palms. We are in support of the Petition for Declaratory Order (item K on the agenda) to halt further work on the expired permits issued in 2018 for the site. Any special legislation to extend said permits needs to be terminated with little to no progress being made at the Coco Palms address.

Conflict of interest exists with the new Chair of the Kaua'i Planning Commission is also the Kaua'i representative for the Hawai'i Carpenters Union... That is just an unacceptable skewed perspective. Corrupt at best.

Driving in Wailua is supported primarily from the south side by the crossroads of Kuhio Hwa 56 and route 580 going up the hillside.

Our infrastructure and primarily one lane roads are not adequate to support the traffic or congestion a new hotel resort development would cause. With the close proximity of this site and the continued beach erosion... building this close to the Ocean is a disaster in progress. Look at the north shore beachfront homes and how that worked out for Oahu, with buildings battered and falling into the Ocean. Despite recent attempts to remedy this with lane expansions on Kuhio Highway, those roads will be out saving grace when the continued erosion batters the lanes of Hwy 56 before crossing over onto Coco Palms land. No way!

Whomever is in cahoots with this corrupt special permitting needs to be stopped as special favor cannot be given to one and not another. Those special favor clauses are long expired and frankly ridiculous.

You want to support tourism with a new hotel in a terrible location, no way. Make it a park and cultural plot for Hawaii.

If you try to bring in more tourism it will just exacerbate the current staffing issues with finding the people to feed and take care of all of the visitor vacation needs. But how will this happen when they can't get to work with the traffic that would result of a sprawling hotel resurrection on this site? It's no good. It's not considering the people that live here and equality in treatment for all affected.

Restore the sacred lands of Wailuanuiaho‘āno as it should be for the preservation of Kauai post Iniki.

Jacqueline Van Rossen
Todd Van Rossen
473 Puuopae Rd
Kapaa, HI 96746

From: amfengshui@aol.com
Sent: Friday, January 20, 2023 6:47 PM
To: Planning Department
Subject: Coco palms meeting 1/24

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear planning department,
Please rethink trying
To put a resort hotel on that land. It would be abhorrent traffic.

I live in the Wailua area and it's bumper to bumper and there are improvements but it would be drastic to try to put more traffic, more people on that site.

The expense of trying to make that property fit with more people. I read in the newspaper that we had more traffic in January then we've had ever or for a very long time with visitors.

We do not need another hotel. It's a wetlands there it's begging to be a park in a cultural center.

This is a place that has incredible history and we need to honor that and open it up. It would bring incredible abundance and prosperity if we honor the history in the past there.

Many have been trying for years and it's not working please reconsider the expense of making it happen.

I know of at least two groups who are really working hard to try to create with the long term needs for the site and not the short term of planning of a resort.

How many storms would it take to bring that down during this extreme weather time and make it start all over if it could ever get built. No no no on the resort at that site.

Thank you,
Ann Marie Holmes

Sent from the all new AOL app for iOS

From: Keoki Magoon <kuuloa1@gmail.com>
Sent: Friday, January 20, 2023 8:13 PM
To: Planning Department
Subject: Coco Palms Testimony in support of redevelopment!

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To Whom it May Concern.

I am so Glad to hear things are moving forward. It is a Grand Design and the project looks like it will be an amazing hit and a Beautiful compliment to the island of Kauai! Taking it from an ugly dilapidated eye sore to a Beautiful redevelopment will be an incredible achievement!

Congratulations to the Architect and the Development company for their huge commitment to bring this place back to life with such style! It's a positive move in so many ways. Thank You Planning Director and the Planning Department for your part to make this happen.

Looking forward to check it out when it's finished!

Sincerely,

Keoki Magoon

Sent from my iPhone

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 8:01 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Support for Coco Palms Redevelopment

From: Stefan Swanepoel <swanepoel@gmail.com>
Sent: Friday, January 20, 2023 10:49 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Cc: Era Swanepoel <era.swanepoel@gmail.com>
Subject: Support for Coco Palms Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To: The Planning Director Ka'aina,

As change itself is inevitable, we should not resist it, but rather commitment to managing it responsibly. The biggest hurdle in progress is usually finding people, on all sides of the issues, who respect culture and are willing to work towards finding a balance between heritage/history and progress/change. It seems that after years of challenges, concerns and controversy, a considerate plan is on the table for the redevelopment of the Coco Palms property and Wailua corridor, all whilst being mindful of the aina and the Hawaiian kanaka. That's a win ! So it's time to embrace responsible and respectful change, and move forward!

Stefan and Era Swanepoel

Multiple Kauai homeowner, permanent Kauai residents, and also president of our local community association

DISCLAIMER: We are not involved with the Coco Palms property, its redevelopment, nor do we stand to have any financial gain therefrom.

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 8:00 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Support for Coco Palms Redevelopment

From: Mia Checkley <mcheckley@laytonconstruction.com>
Sent: Friday, January 20, 2023 11:54 PM
To: Stefan Swanepoel <swanepoel@gmail.com>
Cc: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>; Era Swanepoel <era.swanepoel@gmail.com>
Subject: Re: Support for Coco Palms Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.



THANK YOU!!!

Mia Checkley
Business Development Associate
Layton Construction Company, LLC
808-651-8365

On Jan 20, 2023, at 10:48 PM, Stefan Swanepoel <swanepoel@gmail.com> wrote:

EXTERNAL EMAIL

To: The Planning Director Ka'aina,

As change itself is inevitable, we should not resist it, but rather commitment to managing it responsibly. The biggest hurdle in progress is usually finding people, on all sides of the issues, who respect culture and are willing to work towards finding a balance between heritage/history and progress/change. It seems that after years of challenges, concerns and controversy, a considerate plan is on the table for the redevelopment of the Coco Palms property and Wailua corridor, all whilst being mindful of the aina and the Hawaiian kanaka. That's a win ! So it's time to embrace responsible and respectful change, and move forward!

Stefan and Era Swanepoel

Multiple Kauai homeowner, permanent Kauai residents, and also president of our local community association

DISCLAIMER: We are not involved with the Coco Palms property, its redevelopment, nor do we stand to have any financial gain therefrom.

From: tterr6010@aol.com
Sent: Saturday, January 21, 2023 6:44 AM
To: Planning Department
Subject: Coco Palms.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, my name is Terri Tada and I am writing to say I vehemently reject the idea of rebuilding the Coco Palms as a hotel. Things have changed in 30 years. The road fronting the property is going to be 4 lanes. Visitors will be running across the road to get to the beach, the egris will add to the traffic nightmare in that area. The owners have not in 30 years done any significant work on the property. The state and county should remove all previous permits as they are no longer in play, no work as been done to improve the property. This area should be a cultural historic park. Perhaps self sustaining with the lagoons and wedding chapel being operational. Stop this travesty the county and state have let this get to the condition its in now and should be responsible to the residents of Kauai for the mess this property is in. So no no no to another hotel we can't find workers for the new hotel in Pville but you want another hotel. We need affordable housing NOT a other hotel. STOP THE DESECRATION OF THIS HISTORIC PROPERTY.

Mahalo

Terri TADA 808 652 2475, 5790 Kaehulua Rd Kapaa, HI, 96746

Sent from the all new AOL app for Android

From: Karen Backinoff <kjoyback@hawaiiantel.net>
Sent: Saturday, January 21, 2023 8:26 AM
To: Planning Department
Cc: Karen Joy Backinoff
Subject: NO COCO PALMS REDO

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hello Planning Department of Kaua'i Island,

I've been a resident for 29 years, and have family here longer than myself.

I live on the east side of the island and drive by the derelict skeleton of Coco Palms ruins a few times a week. I try to avoid going to Lihue at certain times because the traffic is outrageous. Sometimes it takes me 45 minutes to go from Safeway, Kapa'a to Leho Rd. The highway and the bypass get really backed up. Whomever is reading this is probably well aware of the traffic situation and frustration of residents And visitors with this stagnation on the east side.

Aside from the traffic, these are Culturally Sensitive areas within this old hotel complex, such as Burial grounds, lo'i ponds, proximity to all the heiau along the Wailua River. These are significant treasures for the Hawaiian people, who in my opinion have already been screwed over by rich landowners and developers.

The permits have expired and or become under newer regulations.

There needs to be a new EIS. It is my understanding there are endangered water fowl living on this property, who would surely be exterminated with the destruction/construction.

There are many already known problems with this old ghost structure. Many problems yet to be discovered perhaps.

I AM AGAINST REBUILDING A HOTEL AT THE OLD COCO PALMS. It is a Bad idea on many levels. PLEASE DO NOT LET THIS HAPPEN. KAUAI IS ALREADY FRAGILE ENOUGH AND HAS SUFFERED FROM OVER DEVELOPMENT. WE DO NOT NEED A HOTEL IN A TSUNAMI ZONE.

WE NEED AFFORDABLE HOUSING!

Thank you,

Karen Joy Backinoff
Concerned resident

From: Jason Blake <jblakekauai@gmail.com>
Sent: Saturday, January 21, 2023 11:44 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To Whom It May Concern:

I can't believe we'd seriously consider a new resort at this location. The problems are myriad:

- 1) It is already in the middle of the worst traffic area on the entire island where there's no end in sight to that. This would make it exponentially worse.
- 2) The beach is dissolving before our eyes.
- 3) The highway isn't easily crossable for people to get to the dissolving beach.

The property needs to finally be demolished. Perhaps the debris could be filler to get Wailua Beach rebuilt. The property should be a park or some other public good.

Sincerely,

--

Jason Blake

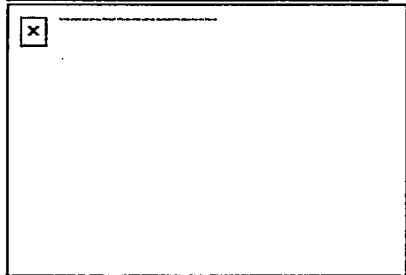
808.652.5210

Fax 877.504.9376

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Need help with Medicare in all 50 states?

<https://www.themedicaregeek.com/>



<https://www.laki-press.com/>



From: Mary Alexander <laakea77@yahoo.com>
Sent: Saturday, January 21, 2023 12:12 PM
To: Planning Department
Cc: lolawailuanui@gmail.com
Subject: Written Testimony for 1/24/23 Planning Commission Meeting: Support for the Petition for Declaratory Order Regarding Special Area Use Permit SMA (U)-2015-6; Project Development Use Permit U-2015-7; Variance Permit V-2015-1; Class IV Zoning Permit ZA-IV-...
Attachments: Kauai Planning Commission Testimony.pdf

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Planning Commissioners:

Please see my attached testimony RE Support for the Petition for Declaratory Order Regarding Special Area Use Permit SMA (U)-2015-6; Project Development Use Permit U-2015-7; Variance Permit V-2015-1; Class IV Zoning Permit ZA-IV-2015-8 for Coco Palms Hui, LLC.

Thank you,
Mary Alexander
5905 Ahakea Street
Kapa'a, HI 96746
808-635-0178

5905 Ahakea Street
Kapa'a HI 96746
laakea77@yahoo.com

21 January 2023

Planning Commission
% County of Kaua'i Planning Department
4444 Rice Street, Suite A473
Līhu'e, HI 96766
Email: planningdepartment@kauai.gov

To: All Planning Commission Members
From: Mary Alexander, Kaua'i resident
RE: Support for the Petition for Declaratory Order Regarding Special Area Use Permit SMA (U)-2015-6; Project Development Use Permit U-2015-7; Variance Permit V-2015-1; Class IV Zoning Permit ZA-IV-2015-8 for Coco Palms Hui, LLC

I am writing to express my support for the Petition for Declaratory Order filed on behalf of Hawai'i Alliance for Progressive Action, Sierra Club Kaua'i Group, Surfrider Foundation Chapter, and Judith Ann Dalton, individually.

I agree with the above-named filers that according to law and court precedent, the permits issued to the Coco Palms Hui have lapsed due to the Hui's failure to make "substantial progress" as evidenced by the dilapidated ruins fronting Wailua beach for these past eight years (as well as the 23 years before that!). As a tax-paying resident of Wailua, I am left to ask, "What special privilege has our government offered this Hui, as well as the landowners before it, that has allowed them to leave these buildings in this decrepit state?" Over the years, the property has endured fires, houseless encampments, and graffiti-tagging. Enough is enough! Adding to this, the property is not suitable for development due to its protected wetland status, historic fishponds, Hawaiian burials, and due to the fact that global warming is threatening the Wailua coastline as well as Kūhīo Highway fronting the property.

I agree with the the community group I Ola Wailuanui, who envisions this site as a center for cultural enrichment, historic preservation, land conservation, and indigenous Hawaiian education and interpretation. This area is sacred, and upholding the law and supporting this petition is a key step toward honoring this property's rightful royal legacy.

From: Dan Knudsen <dcdskiven@gmail.com>
Sent: Saturday, January 21, 2023 12:24 AM
To: Planning Department
Subject: Coco Palms.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha.

There shall be no building of a new big hotel in the Coco Palms area. Kauai residents hate the idea of one more hotel. The infrastructure is broken and can not handle it. Everybody on Kauai, North of Hanamaulu hates the Kapaa crawl.....

The area is also too close to the ocean. Who will be sued for not protecting and building costly measures to protect any ocean water damages to the hotel area when the water from the ocean crosses the road and enters the Coco palms area? Kauai county..... Yes you guessed it. It will only take one storm from the East to redistribute the sand in front of Coco palms and the water will cross the road, as it has done in the past.

Kauai residents want to save the area and protect Hawaiian culture and nature. If anything, make it an educational area for children.

Much love and aloha

Dan

From: bpenn@hawaii.rr.com
Sent: Saturday, January 21, 2023 12:36 PM
To: Planning Department
Subject: Testimony Re: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kauai Planning Department,

I would like to submit my testimony in opposition to this Coco Palms development. Please revoke the permits issued in 2015 as there has been NO SUBSTANTIAL PROGRESS in the past eight years. The people of Kauai DO NOT want this. The area is sacred and belongs to the people as a cultural center.

The obvious attempts to clean the area in the past week or so is a joke and insulting to us residents whom pass through this area on a daily basis. This latest movement of earth and installation of posts for construction barrier is ridiculous and does in no way prove "substantial progress" in the last 8 years.

Please vote to revoke these permits and lets move on to a more harmonious, culturally sensitive, sound project that benefits all of the people of Kauai as proposed by I Ola Wailuanai.

Mahalo,
Barbara Penn
644 Kamalu Rd
Kapaa, HI 96746

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 7:53 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Testimony in Support of Redevelopment

From: bret kauaiislandbrewing.com <bret@kauaiislandbrewing.com>
Sent: Saturday, January 21, 2023 12:41 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Director Ka'aina Hull,

As an owner of a restaurant/brewery business on Kauai for over 24 years (12 in Waimea and 10 in Eleele) I understand the importance of job employment and community. We have recently suffered though one of the worst crises in our time on Kauai; but we survived and we did it through the goodness and support of the local community. I believe the Coco Palms development has a historical significance, is good for Kauai and will strengthen the community of Wailua/Kapaa. It will give our local residents much needed employment and, as in our business, it will provide opportunities for these business owners to give back to the community.

My wife and I strongly support this effort and I encourage you to support it as well.

Mahalo,

Bret

Bret Larson
Kauai Island Brewing Company
bret@kauaiislandbrewing.com
808-755-5926
Eat Local, Drink Local, Live Aloha

From: Maureen <4kauaiz4@gmail.com>
Sent: Saturday, January 21, 2023 1:42 PM
To: Planning Department
Subject: Subject: Testimony RE: Agenda Item K - Unfinished Business Testimony 📢 NO HOTEL AT COCO PALMS!!

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

PLEASE!!! Honesty and Integrity are needed here to correct this hewa!

For sooo many reasons. I wince, as it hurts my psyche every time I pass this area. In truth, It is the same for most people of Kaua'i. And they feel their own pain and bear witness to the wishes of ancestors who spirit and bones inhabit this as home.

A generation has passed since the hurricane; if was meant to be, it surely could have happened before now. We have had a long time to reflect and consider.... was it ever really pono to replace a sacred wahi pana with hollywood version of our culture? Which King belongs there? Which culture?

A lot was erased before we had laws protecting sacred sites; before we felt pride enough in our own heritage, not to replace it with a synthetic version, selling out to foreign interpretation and ownership which hired locals to play caricature roles of their own local history. This place is sacred from the time of Moikeha and early Polynesian settlement; it is literally written in the stars, not to mention the deep oral and written literatue of place.

It suffers from too much-ness—greedy developers who pay lip service, rather than respect for the site. There has been NO SUBSTANTIAL PROGRESS in the last 30 or even 8 yrs. Permits needed have changed with population and other safety restrictions.

We don't need another hotel, (especially here), but at all in the Kapa'a Wailua area! The roads and infrastructure, and current permits required simply don't condone. The site can't bear the burden of current residents and over 30,000 visitors/day. Do the right thing, follow the law as it is and end the circus and never-ending story. No more extensions and special consideration to Big \$\$\$\$ outside investors.

It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i. Rather than a private hotel development, we envision a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production: and a core place for learning in Hawai'i.

Wailuanuiho`āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music.

Kaua'i DMAP for Tourism is moving toward authentic, cultural tourism with meaningful engagement. Let's do this as an example of who we are, where we came from, and what our intrinsic values are; rather than a Diseyesque, or Vegas style, Orwellian rendition of our heritage.

Maureen Fodale
Waimea, Kaua'i

From: Sylvia Partridge <sylpartridge@yahoo.com>
Sent: Saturday, January 21, 2023 5:33 PM
To: Planning Department
Subject: Testimony re: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

In regard to the development of Coco Palms, I strongly believe that the permits issued to Coco Palms Hui have lapsed due to complete failure to make any substantial progress. This is something I have observe with my own eyes every time I pass the wreck of what was once Coco Palms. Not only has there been no substantial progress of any sort since 2015 but there has been no substantial progress since Hurricane Iniki in 1992. THAT'S 30 YEARS!!!!!!!!!!!!!!

NO COMMERCIAL DEVELOPMENT ON THIS PROPERTY PLEASE. DEVELOPERS HAVE HAD THEIR CHANCE AND IT'S OVER!

As a resident of Kauai, I would very much love to have a cultural hawaiian and positive environmental use of this property.

Thank you.

Sylvia Partridge
3800 Kamehameha Rd., # 22
Princeville HI 9722

From: Sue Feutz <suefeutz@icloud.com>
Sent: Saturday, January 21, 2023 5:35 PM
To: Planning Department
Subject: Meeting 1-24-23. 8:30 am

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please let us weigh in against further development of the Coco Palms property. Living in the Homesteads, we witness the traffic congestion at the highway intersection and Kuamo'o. Daily. Even with current improvements - not an area to add more traffic.

We have watched the flooding in the past years - cannot believe new build being permitted.

The beach is being eroded in front of the facility, meaning visitors would be wandering with rental cars.

That bridge is our connection to major/safety services to the south - it is precarious with erosion also - why add a greater burden?

From our understanding, past waivers were granted that are suspect according to established laws, why continue in that vein.

Please give the community the opportunity to find resources to purchase the property and return to community use and honoring history.

Thank you for the opportunity to express our concerns

Suzanne and Joseph Feutz. 'fights'
6240 Olohena #A
Kapa'a 96746-8705

From: Janet Ritchie <djritchie69@att.net>
Sent: Saturday, January 21, 2023 7:11 PM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

My husband and I have gone to Kauai almost every year since '73. I know that the island has become a very popular destination; which is great. But (and I know that we have contributed to the strain on the traffic and facilities) another hotel in area of the old Coco Palms hotel would not lessen that strain.

I first stayed in the Coco Palms in 1959 as an 18 year old, and again in 1974. It was a beautiful spot and served the tourists well. But after the '92 hurricane it became an eyesore. Something (anything) needs to be done. Clear the land of the building and restore the Royal Palm Grove, clean up the stream and make it a park. The island suffers badly with the traffic on that side and a hotel would just make it worse. Just do something! Please!

From a mainlander who loves Kauai,

Jan Ritchie

From: Lori Carlson <amazonljc@aol.com>
Sent: Sunday, January 22, 2023 3:16 AM
To: Planning Department
Subject: Coco Palms Site

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Sir and Madam,

I have been a visitor, resident and visitor again to the beautiful island of Kaua'i since 1985. Most recently I was a resident 8/29/2017 to 5/9/2021 working at Garden Isle Rehabilitation, Dispatch Trainee at KPD, Safeway and Kaua'i Medical Clinic.

I understand that this land has been bought and sold to and by developers a few/many times. Whatever minimal improvements the developers have made to this land is negligible compared to what needs to be done. Please do not sell to any more developers. Perhaps let the people of Kaua'i vote on their thoughts how it can be best moved back to the island to be enjoyed by children, families and those who live here. There are plenty of hotels/resorts on island. There is much history here before Coco Palms so please let it be for Kaua'i and their people.

Much love and respect to the most beautiful place and people I have ever met on Earth, Lori Carlson
805 Parkside Drive
Vadnais Heights, MN 55127
(641)587-2904

Sent from my iPhone

From: Marian Head <marian@marianhead.com>
Sent: Sunday, January 22, 2023 6:04 AM
To: Planning Department
Cc: Glenn
Subject: NO HOTEL at Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha and Mahalo for receiving my input to your important decision about the property burdened with the shell of the old Coco Palms Hotel for 30 years. It was in that hotel nearly 40 years ago that my husband and I enjoyed our Honeymoon. We loved Kauai so much we moved here—within a mile of the Coco Palms site. We are both involved in caring for our community through our volunteer work serving kupuna and those needing affordable housing.

We are adamantly opposed to building another hotel on the old Coco Palms site given the changes in the years that have affected our eroding coastline and our quality of life due to traffic congestion, which will surely worsen with the addition of a hotel in this busy corridor. I am more interested in preserving the cultural value of this sacred site and offering our community a place to learn and spread Aloha. Additionally, I would support a conscious elder care center on this property, which would not impact traffic and serve an important community need.

Mahalo for your careful consideration of what is best for the good of the whole.
Marian Head
Kapaa

From: M Funk <mfunkbiz@gmail.com>
Sent: Sunday, January 22, 2023 7:06 AM
To: Planning Department
Subject: Coco Palms must Go!

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Do not extend permits!

Let it GO!

M Funk
Kapaa

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 7:52 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Testimony in Support on Re-Developement

From: Jody Boeringa <jody@kulaglass.com>
Sent: Sunday, January 22, 2023 7:33 AM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony in Support on Re-Developement

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it May Concern,

In 1967 my family moved from Washington State to the North Shore of Oahu because my Mother fell in love with Hawaii. The North Shore at that time still had many Native Hawaiians who adopted us and showed us their loving and caring culture.

When I was ten, we took a vacation to Coco Palms on Kauai. It reminded me of Hauula. I went fishing in the ponds and the hotel was full of fascinating Hawaiian Cultural things.

This Hotel was one on a kind and was one of the best representations of what a local Hotel should be. The pricing was affordable, the workers were happy and the experience was relaxing and fun. I will always remember it.

I am definitely in favor of bringing the Hotel Back to the it's original state.

Sincerely,

Jody C. Boeringa

From: LAUREL PETTERSON <laurelpetterson@gmail.com>
Sent: Sunday, January 22, 2023 8:25 AM
To: Planning Department
Subject: Hotel development/CocoPalms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please No more tourist hotel development. There's too much traffic passing over the bridge; too many accidents there . Where will all those tourist cars enter the highway and exit back into some parking area?

Can't we find another, better way to IMPROVE the better, self-sufficient island model we are moving toward? More tourism is NOT the answer.

Mahalo,

Laurel Petterson McGraw

133 Royal Drive, Wailua Homesteads.

Sent from my iPhone

From: LAUREL PETTERSON <laurelpetterson@gmail.com>
Sent: Sunday, January 22, 2023 8:37 AM
To: Planning Department
Subject: No more hotel development /CocoPalms site

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

PLEASE, no more tourist hotels . The redevelopment of the old CocoPalms site at the bottom of Kuamoo Road is a trip BACKWARDS. That land is better used as a cultural center, a teaching farm, anything other than a traffic snarl at a critical intersection of the highway. How does our council propose to deal with the further addition of cars entering and leaving that location?

How about a look forward to a more self sustaining model here? With all that ocean out there, why not create an ocean wave energy generating station and teaching center there.

Mahalo, Laurel Petterson McGraw
133 Royal Drive
Wailua Homesteads

Sent from my iPhone

From: Larry Parker <hikinaparker@gmail.com>
Sent: Sunday, January 22, 2023 8:57 AM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am opposed to the development of the old Coco Palms site as a new resort/hotel. There are many reasons to oppose a new resort there from the environmental impact, the impact on traffic, concerns about sea rise and the cultural and historic importance of this site to Kaua'i.

I am in favor of turning this site into a park and cultural center, a place that would benefit the land and the surrounding community.

Acknowledge that the permits are expired and allow us to move on to the next project.

Thank you,
Larry Parker
3186 Hikina rd
Kōloa, Hi 986756

From: Michael L. Smith <mlsmithco@gmail.com>
Sent: Sunday, January 22, 2023 9:01 AM
To: Planning Department
Subject: SUPPORTING the Petition for Declaratory Order and OPPOSING extending permits for the hotel development.
Attachments: Coco Palms Testimony.pdf

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Michael L Smith
389 Laaukea Place
Kapaa, HI., 96746

January 22, 2023

Dear Kauai Planning Commisision Board Members,

When is enough enough? Thirty years later we are still asking the same question! When will the County government act in the best interests of our community and resolve, once and for all, the Coco Palms real estate failure.

Back in January 2005 I submitted testimony to this same board imploring the board to fully consider the negative consequences of redeveloping a hotel on that location and also the beneficial consequences of reverting it back to its natural state and creating a park for all to enjoy. As I stated then, "Lest we forget, this area is referred by native Hawaiians as Hauola, the City of Refuge, with its Petroglyphs, its Birthstone, and its ancient Hawaiian legacies. As a plaque located on these hollowed grounds states, Ua Mau Ke O Ka Aina I Ka Pono, The Life Of The Land Is Perpetuated In Righteousness.

Indeed, it is the "life of the land" which gives Kauai, the Garden Isle, its natural beauty and sacred purpose. Let's not loose it.

On February 8, 2008, in testimony to the Board of Land and Natural Resources, I pleaded with them to consider the environmental and infrastructure costs that Kauai would suffer. Please see the attached document.

Again, 30 years later, we are still asking the same questions, while the "heart" of Kauai, Hauola, reminds us daily of its tragic destruction.

Michael L Smith
389 Laaukea Place
Kapaa, Hi., 96746
mlsmithco@hotmail.com
(808) 634-3335

February 8, 2008

Testimony For:

SB 3221

*Coco Palms Resort; Board of Land and Natural
Resources; Appropriation*

Hearing Board,

Using the cost share approach, it is a very small price to pay for the people of Hawaii, through our tax dollars, to establish a Hawaiian park on the land of Coco Palms. A land steeped in Hawaiian culture and lore, it can once again live and thrive as a place for all. As a park it will do this.

However, aside from being a park, there are so many practical issues that make Coco Palms Park a huge advantage for the state and county governments. Infrastructure alone is reason enough.

TRAFFIC SUPPORT: Coco Palms is located in the middle of busiest traffic corridor on the island of Kauai. With the right planning the front of Coco Palms can be better utilized for resolving traffic issues.

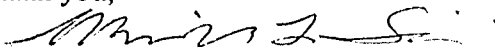
WASTE WATER SUPPORT: The main sewage waste water lines run in front of Coco Palms and a pumping station is located on the property to direct sewage to the nearby sewage treatment plant.

SPECIAL FLOOD HAZARD AREA: Coco Palms is located in a special flood hazard area with a base flood elevation of approximately eighteen (18) feet. By limiting construction in this area it will reduce the threat of destruction to neighboring properties during a storm event.

IMMENENT DOMAIN: With the overwhelming growth that has already taken place in the immediate area it has rendered the current infrastructure: such as roads, bridges, electrical distribution lines, water mains, etc, incapable of functioning normally. When this property is owned by a government entity, the infrastructure costs will be greatly reduced since there will be no need to acquire the property through forced legal proceedings of imminent domain.

It is the right time for our legislatures to see the value of this land and the urgency for which it is needed.

Thank you,


Michael L Smith

From: James Seitenzahl <jamesseitenzahl@hotmail.com>
Sent: Sunday, January 22, 2023 9:41 AM
To: Planning Department
Subject: Coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha

We Kapaa residents have had this eyesore in front of us for 30 years. Thirty years. That seems long enough for any legitimate project to be completed. We do not need more tourist destinations, more traffic on our roads, or more inconvenience to our residents. Please do something for the people and not rich entitled mainlanders. Say NO to this project now!!!

Mahalo

James Seitenzahl
Full time resident of 40+ years

Get [Outlook for iOS](#)

From: Diane Koerner <dianekoerner@yahoo.com>
Sent: Sunday, January 22, 2023 9:53 AM
To: Planning Department
Subject: Agenda Item K, SUPPORT the Petition for Declaratory Order and OPPOSE extending permits for the hotel development.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am writing to support SUPPORT the Petition for Declaratory Order and OPPOSE extending permits for the hotel development at Coco Palms.

On a personal note, I have lived on Kauai since 1992 and saw how Iniki destroyed the property. My partner at the time was a certified inspector and testified in court in 1993/4 that the building would not be able to be safely rebuilt due to various environmental concerns. Those concerns still exist. In addition, as a resident of Wailua Homesteads, I dread the thought of another resort at the bottom of Kuamo Road making traffic even more crowded and hazardous than it already is at that intersection. And as our ocean levels rise, I don't think having a big resort that could be flooded easily in the not too distant future, and whose refuse will end up in our already polluted waters is a good idea.

We don't need more resorts on this island. I believe we need more protection of cultural sites and open space.

Back to the law and court precedent, the Petition states that the **permits issued to Coco Palms Hui in 2015 have lapsed** due to their failure to make "substantial progress." It's obvious driving by the property today in January of 2023, that there has not been "substantial progress" over the past 8 years, let alone the past 30 years. And a new dust screen certainly does not constitute "substantial progress."

In addition, the permits granted in 2015 allowing the developer to ignore important county building rules and regulations were amended in 2018 **after** the "Iniki Ordinance" had already expired.

Please protect our island against many more years of having an eyesore that has no hope of development at the corner of Kuamoo Rd and Kuhio Hwy.

Mahalo nui,
Diane Koerner
420 Molo St.
Kapaa, HI 96746

From: Manda Mcphee <mcpheesbees@gmail.com>
Sent: Sunday, January 22, 2023 10:34 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern,

I am writing to voice my **SUPPORT** for the Petition for Declaratory Order and **OPPOSE** extending permits for the hotel development of Coco Palms.

I stand behind the vision of I Ola Wailuanui in protecting & honoring this sacred aina. As a resident of Kauai for over 20 years, it would be a beautiful site to turn this eye sore into a place of cultural preservation for our island community and educate those who visit, on the historical significance of the aina.

Mahalo ,
Manda McPhee
5099 Laipo Rd
Kapaa, HI 96746

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 7:51 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Dale Cua; Laura Barzilai
Subject: FW: Coco Palms

From: Kelli Lo Cicero <locktekkauai@yahoo.com>
Sent: Sunday, January 22, 2023 11:31 AM
To: Planning Department <planningdepartment@kauai.gov>
Cc: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

As a resident here on Kauai for 33 years I have enjoyed watching many good changes happen to our small community. Even though I personally have not been here as long as some, I did grow up here. I went to school here, got married here and started a family here. I was a kid when Hurricane Iniki hit our island and living through that devastating hurricane has been a life changer for me personally. Seeing Coco Palms before it was destroyed, I remember smelling fresh flowers and ocean breezes as we walked through the hallways, seeing the rich history. The hotel did a fabulous job keeping it simple and made visitors and residents happy to walk through and stay there. After the hurricane, seeing that beautiful hotel sit and waste away brings so much sadness. That hurricane helped me to appreciate Kauai's resilience in pulling together and rebuilding our Island so those of us who live here can enjoy it every single day. It hurts me deeply to see that beautiful piece of land sit in ruins, with Coco Palms left as an eyesore and evidence of that 9/11 storm. We need to show the world that Kauai is completely capable of picking itself up and moving on. This will allow those of us who live and work here and drive past this area every day to not relive that horrible day. I personally would like to see a wonderful new, refreshing, and welcoming site. Visitors come to Kauai for peace and relaxation. Imagine sitting in one of the guest rooms facing the ocean with fresh air blowing in your face, seeing the sunrise. Having a modest yet modern building will bring Kauai much joy. Since COVID, some Kauai residents have a fear of traveling to vacation elsewhere. This new building will give residents a safe, clean place to stay while keeping Kauai dollars on Kauai. And provide the joy of seeing this last part of Kauai healed from our Hawaiian 9/11. Kauai can take pride in being the Garden Island if we show that we can pick ourselves up and continue making Kauai a beautiful place to live and visit. I am in support of the redevelopment of Coco Palms.

KL
Kauai resident and Business Owner

Sent from Mail for Windows

From: Eleanor Snyder <mehitibel@gmail.com>
Sent: Sunday, January 22, 2023 11:33 AM
To: Planning Department
Subject: Coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I oppose any further permits for coco palms. Tear the eyesore down and give the property back to the Hawaiians

Aloha

Eleanor Snyder
3644 Lawaiuka road
Lawai. Hi. 96765

From: Mary Lu Kelley <mkelley323@gmail.com>
Sent: Sunday, January 22, 2023 11:44 AM
To: Planning Department
Subject: RE: Agenda Item K: SUPPORT for Declaratory Order. OPPOSE extending permits for the hotel development.

Importance: High

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

This is a very important issue to me, as a 35-year resident of Kauai. I oppose extending the permits for the current developers, Coco Palms Hui.

The permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make "substantial progress". In addition, the permits granted in 2015 allowing the developer to ignore important county building rules and regulations were amended in 2018 **after** the "Iniki Ordinance" had already expired.

I SUPPORT the Declaratory Order.

Hurricane Iniki was in Sept. 1992. Coco Palms Hui have done nothing. No more permits for them, please!

Thank you for doing the right thing with this eyesore of a lingering issue.

Aloha,
Mary Lu Kelley
3644 Lawaiuka Road
Lawai, HI 96765

From: Sandra Herndon <2da1wahine@gmail.com>
Sent: Sunday, January 22, 2023 1:41 PM
To: Planning Department
Subject: Support for Petition for Declaratory Order re: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Commission,

After some twenty-three years of inaction on the part(s) of various developers to address the eye-sore known as Coco Palms, there is really nothing new to say.

Still, in the hope of seeing a positive community outcome, which would not only benefit the Kanaka people and their supporters of Hawaiian Culture, but also the visitor population who come to Kaua'i to learn about the Island's intrinsic beauty, cultural foods, music and the traditional arts that differentiate Hawaiians from other Polynesians.

I respectfully recommend that NO MORE extensions be given to the various permits of RP21 Coco Palms, LLC, in relationship to the grounds at Coco Palms; further that their Memorandum in Opposition is another stalling tactic to see if they can talk somebody else into bankrolling their ill-considered project. This project will never succeed again because it goes against the very grain of the Lauhala that wraps around the Community Spirit of Kaua'i.

Mahalo for your pono decisions in this matter.

Sandy Herndon
Wailua Kaua'i

--

"Thought is Creative, and YOU are the Thinker"

From: kevin thielen <kevinandlucy1122@gmail.com>
Sent: Sunday, January 22, 2023 2:09 PM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha. I am a resident on a rim lot in Wailua overlooking the back property of Coco Palms adjacent to Koki Rd. Over the last year much has changed because of the new owners efforts to clean up the property. The people who were squatting on the land at Haleilio Rd and the Highway have been removed along with the debris. The folks who have been squatting below us off of Koki Rd have been mostly removed and the noise from trucks coming in and out of the road has been reduced. The massive amount of debris that was left by the squatters has been partially removed and the remainder is being sorted for disposal. Also, all of the derelict vehicles have also been towed away. This is good as it was a hazardous situation because of chemicals leaching onto the land. The following illegal activities by the squatters have been reduced or eliminated due to the proactive actions taken by the Coco Palms owner to evict the squatters and protect the land:

- *bonfires posing a fire hazard have been reduced significantly. *Deforestation has been eliminated
- *domestic violence has been eliminated.
- *criminal drug activity has been removed.

The removal of the illegal squatters has also improved our quality of life and health significantly. We are now able to have a restful sleep before our work day. We are grateful for the actions taken by the Coco Palms Owner, the mayor's office and KPD to remove the squatters.

Sincerely,

Lucy Thielen

From: Gayle Morrison <gaylemorrison@hotmail.com>
Sent: Sunday, January 22, 2023 2:18 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Commission members,

I write in support of the Petition for Declaratory Order and OPPOSING extending permits for the hotel development.

As a Kaua'i resident and Kapa'a High graduate, with family roots going back to the 1880s, I have seen the Coco Palms site from the hotel's early days to its ridiculously long state of disrepair and finally to its current state as ruined eyesore that desecrates the sacred grounds on which it was built. The time for rebuilding a hotel on the site, if there ever was one, has long passed. I urge you to redeem our island's sense of independence and pride by heeding the petition opposing extending the permits for hotel development.

Gayle Borges Morrison
215 Lulo Road
Kapaa, HI 96746

From: Peggy Kemp <pegnard@hawaiiintel.net>
Sent: Sunday, January 22, 2023 2:22 PM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: VOTE NO - COCO PALMS RESORT/HOTEL DEVELOPMENT

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Attn: All Planning Department Commissioners

Rather than a private hotel development, I support I Ola Wailuanui's vision of a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production; and a core place for learning in Hawai'i.

I support the Petition for Declaratory Order.

There is nothing to be said in favor of re-building the Coco Palms. This travesty has gone on long enough. It is past time to revoke all permits for private hotel development on these sacred lands.

Sincerely,
Peggy Kemp

--

Blessings from sweet Kauai,

Peggy Kemp
P.O. Box 987
Kapaa HI 96746

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 7:54 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: No more delays Coco Palms Renovation

From: Sam Peahu <sam@islandwidehvac.com>
Sent: Saturday, January 21, 2023 1:43 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: No more delays Coco Palms Renovation

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha All,

I support the New Renovation of the Application for Coco Palms and will support your decision to grant the this permit to move forward.

Its been to long for our island to see any more delay. Please cast your support as I have to move this application forward with approval and without any more delays!

My family has been a part of the Guslander family in providing services to this hotel/resort from the 1940 in music and technical services.

It would be Very disappointing to see Our History Lost !

Mahalo,
Samuel K Peahu 3rd.
Cell: (808) 645-1025

Ps. In the CocoPalms History Book there is a picture of my Dad playing music there!

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 7:51 AM
To: Shanlee Jimenez
Cc: Laura Barzilai; Dale Cua; Jodi Higuchi Sayegusa
Subject: FW: Coco Palms Rebuild. 100% YES and in favor of.

From: Ronald Gunn <rgunn@hawaii.rr.com>
Sent: Sunday, January 22, 2023 2:37 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Rebuild. 100% YES and in favor of.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To: Department of Planning,
Kaaina S. Hull
Clerk of Commission, and
Fellow Commissioner members

RE: Agenda Item K. at Jan 24, 2023 planning meeting.

This letter, via email, is to declare support for the rebuild effort that has currently started at Coco Palms with legitimate building permits, which have been recently issued at the cost of hundreds of thousands of dollars to the current owners RP21 Coco Palms LLC by the county of Kauai.

I have lived on Kauai for over 30 years. I am active everyday in this community, having worked throughout the entire island, and have come to grow and love the island, its deep history, its unique culture and people, and its truly incomparable beauty. I have also seen and witnessed some of the dark moments too, growing dissention, activists bent on using the system to stir up controversy and feeling empowered by a lack of people willing to take a stand for goodness and improvement, and seeing the former Coco Palms Resort and its surrounds at rock bottom for far too long is right there among them.

But times are changing and we now have a unique opportunity to support the renewal and growth of this special and culturally sensitive area in Wailua.

As you gather for your Commission meeting on Tuesday Jan 24, to continue unfinished business from previous meetings on this subject, I strongly urge you and the entire County of Kauai to take a firm stand in support of the project for rebuild, and to give a firm and adamant rejection, to the following requests for consideration of Petition of Declaratory Order that the anti Coco Palms movement/groups have put forth regarding the,

Special Area Use Permit SMA (U)-2015-6,

To the Project Development Use Permit (U)-2015-7,

To the Variance Permit V-2015-1, and

To the Class IV zoning Permit ZA-IV-2015-8, nor take further testimony about revoking the permits issued, or allow continuances by the anti Coco Palms community/movement that is currently attempting to delay, stall, and otherwise sabotage, the due process which has taken so long to come to pass and that you have worked diligently to help keep alive to get the property back on the county tax rolls and improve the community around Wailua for the betterment of Kauai and its people. If a Declaratory Order is in fact used, It should firmly state the county of Kauai's backing and support for the current landholder and lessees of the project at Coco Palms, and such an order should put an end to future grievances and filings by opposition.

The Coco Palms property that everyone who comes to Kauai has to pass by, is in dire need of a rebuild and redevelopment.

While current community efforts and opposition organizations aim may seem noble and honorable, claiming to honor the 'the Aina, the Kapuna, our Keiki, and generations of ancestors and royalty of times past, no proposed solution put forth has a viable plan or funding for demolition, reclamation, management of waste and hazardous debris, building anything new, for redevelopment and long term maintenance of a site this diverse, and do it with cultural sustainability and unity. What has any one of these community organizations done to help keep the area clean or maintained? Most who have their own vision or agenda seem to want to divide people, cast all blame at leaders, have a hope for donations or a 'white knight investor' who embraces their vision, and come to the rescue and make a charitable donations in the hundreds of millions of dollars. Any plans for a 'donated cultural park and experience' will not generate the kind of revenue in the way of state and local taxes that resort rebuild can, or ever come about without many future years of planning, organization, while this area sits in its present deteriorated condition, waiting for all those plans to come together. All the different opposition groups are fractured and do not get along with each other,.

By contrast, quite simply, the current effort that began when the first permits were issued back at the end of June 2022 is by far, the most reasonable, cooperative, and legitimate group of owners, builders, trades people, and culturally sensitive group of participants that has ever coalesced to get a project started and have the commitment to see it through to its

completion and reopening. Taxes and hundreds of jobs will be generated, people will continue to visit, and have opportunity to learn about the area, its history and culture.

It is my understanding that most of the SMA conditions have been agreed to, and requests for contributions to various agencies for improvements to the Wailua corridor and areas around Coco Palms, have been paid and satisfied, (in respects to traffic flow, street and highway widening, striping, paving, curb and infrastructure improvements, as well as bus stop construction funding, etc. some have to wait until the time prior too reopening and then continue), and that the building permits which have been issued to rebuild the resort, as per design and plan documents previously approved, are in fact valid and legitimate.

To this I say to the county of Kauai, Congratulations. This is an extremely positive endeavor and a valued commitment on its behalf to bring the area back from the blighted, trash riddled, drug infested, homeless irrelevancy it has come to be known as for the last 30 years. The economic benefits that will drive the communities redevelopment and prosperity will be enjoyed by many who have fond and nostalgic memories of a bygone era, and by current and future generations who will have the opportunity to experience Coco Palms once again. Please see this letter as support for the rebuild effort.

Respectfully submitted,
Ronald Gunn

From: John Kaohelaulii <kauaitourdriver@yahoo.com>
Sent: Sunday, January 22, 2023 2:45 PM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kaua'i Planning Commission,

I DO NOT support building a hotel or resort at the old Coco Palms site. Please vote NO.

Aloha and Mahalo,

John W. Kaohelaulii

From: J <alohajs@hawaii.rr.com>
Sent: Sunday, January 22, 2023 3:42 PM
To: Planning Department
Subject: Testimony on coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To all at the planning Dept.

Coco Palms property has been a thorn in the side for the people of Kauai for 30 years.

It is an unsightly mangled mess.

35 years ago the sand at Wailua Bay went way far out . Now there's hardly a sandy beach left. The ocean, the river, and the highway have all encroached on Coco Palms property since then. Do you think this process Will Stop? No way. As a taxi driver, I'm so sick of explaining to people why our county Of Kauai would let this broken down ruin Sit and obstruct the natural beauty of our island.

Since the state took back some of the land so they could build the fourth lane there is less land between the dirty old ruin and highway and the ocean.

We do not need a new hotel.

We need the state, DOT highway maintenance start cutting the overgrowth from the guardrails of our highway and properly and cleaning up the trash along the highways first.

Whoever currently owns Coco Palms needs to be responsible for tearing down.

Is There any decision makers in our county government who can grow some balls and tell the current owners tear down their beloved dirty old ruin or get fined?

That's what needs to happen.

Apparently, County of Kauai just likes to pussyfoot around doesn't like to poke the bear while he's sleeping.

Would you want to stay in a hotel situated there I wouldn't.

There's so many other choices.

Currently painted on one of the jersey barriers, fronting the highway, it says for a cheap Hoe callfor a bag and a bottle.

I have complain to the mayor. I don't think it's family orientated, and everybody sees it that drives by every day.

It's very unfortunate what has gone down in the last 30 years all the fond memories of Coco Palms are gone.

It's just another corporation, taking advantage of the county of Kawaii and her people.

No Hotel skirting our highway at the traffic Hotspot in Wailua.

You could allow the developers to build, senior and handicapped housing (minimal cars in the traffic, hotspot)with a beautiful, cultural park.

I cannot believe you have to be told this after 30 years.

Janice Smolenski
North Shore Cab Company

Sent from my iPhone

From: Robert Zelkovsky <Robert@bamboomoonvideo.com>
Sent: Sunday, January 22, 2023 3:42 PM
To: Planning Department
Subject: Item K-1-Unfinished Business Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

aloha Commissioners - mahalo for taking testimony. Please DO NOT extend the old permits and have Coco Palms go through normal permitting routes. There has NOT been substantial work done, only now starting to clean up the eye sore of 30+ YEARS.

With aloha,

Dr Robert Zelkovsky

48 year Kaua'i resident, currently residing Wailua Homesteads.

ps - the traffic during construction and during use, the beach access, housing for workers, waste water, sea level rise and ancient Hawaiian cultural aspects are also negatives for the development of this property.

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 7:51 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Dale Cua; Laura Barzilai
Subject: FW: We support the redevelopment of Coco Palms!

From: Marc Shaffer <marcbshaffer@gmail.com>
Sent: Sunday, January 22, 2023 4:07 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: We support the redevelopment of Coco Palms!

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Development!

Over the last several decades we have watched The Coco Palms continue to deteriorate, an embarrassment to the Island.

We are fully aware and respect the cultural importance of the site, however we also fully support the current plan for redevelopment and feel the developers are doing their part.

A project such as this will lift our local economy, which we desperately need!

We as a community are counting on you to allow the redevelopment of the Coco Palms to continue.

Mahalo nui!

Marc Shaffer

From: Lynn Parker <lynnp18@gmail.com>
Sent: Sunday, January 22, 2023 4:31 PM
To: Planning Department
Subject: Coco palms testimony

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am a resident of Koloa and would like to see the coco plans property repurposed as a cultural center and park for the benefit of residents, not developers. Thank you.

Sent from my iPhone

From: Tom Niblick <tomniblick@gmail.com>
Sent: Sunday, January 22, 2023 4:56 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Thirty years... It is about time. Get off your asses and condemn this wreck and turn Coco Palms into a park with a bridge over the highway to the beach.

Tom Niblick
Lawai

Sent from my iPhone

From: Maria Clark <janutouch@yahoo.com>
Sent: Sunday, January 22, 2023 5:55 PM
To: Planning Department
Subject: RE:Agenda Item K-Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Department Representatives

My name is Maria Clark, I live in Anahola, and I have been living on Kauai for over 27 years, I'm extremely concerned about the future of the Coco Palms site.

It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kauai. With incredible cultural and environmental significance, this site has so much more than accommodation for transients guests.

I support the Petition for Declaratory Order and I strongly oppose the permit for the development of the hotel proposed on this site.

Thank you

Sincerely,
Maria Clark

Sent from my iPhone

From: bob-marion@hawaiiantel.net
Sent: Sunday, January 22, 2023 7:13 PM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To the Kauai planning department,

As longtime residents and homeowners here on Kauai, we are writing to support the petition for declaratory order and we strongly oppose extending permits for the hotel development at the old Cocopalms site.

We went through Iniki with the rest of our island community. We rebuilt our home and helped many of our neighbors recover in small and big ways. It has been a travesty for these developers to continually get special treatment with no regard for the community over these many years, leaving the old buildings to crumble and decay on our island.

When we applied for permits from the planning and building departments, we had to follow rules and guidelines, and were even denied some aspects of our original house design. If individual home builders on Kauai are required to follow rules and guidelines, certainly large developers must also. Please do not stretch and bend our county rules for these inconsiderate developers. The permits granted in 2015 allowing the developer to ignore important existing county building rules and regulations were amended in 2018 **after** the "Iniki Ordinance" had already expired. This is special legislation on top of special legislation.

Over these many years since Iniki, things have changed. A hotel is no longer appropriate for these lands. We are now seriously aware of climate change and rising sea levels that will most certainly effect this property. We are also more acutely aware of the importance of protecting the native Hawaiian history and culture on our island. This land area has important Hawaiian historical significance and is also a wetland home to several endangered endemic birds.

It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i.

We strongly urge you to deny extending any permits for the Coco Palms property to be developed as a hotel.

Sincerely,

Robert and Marion McHenry

3609 Kaweonui Rd

Princeville

From: Maria Maitino <mmaitino@gmail.com>
Sent: Sunday, January 22, 2023 7:24 PM
To: Planning Department
Subject: In SUPPORT of the Petition for Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To the Kauai Planning Commission:

I am writing in OPPOSITION of extending permits to the developers of the Coco Palms Resort.

The law requires that the Coco Palms Hui 2015 development permit **be repealed** if a finding of “**substantial progress**” was not made. It is obvious that there has not been anything close to “substantial progress” made in the last 8 years.

The Coco Palms developers must be required to follow the same building and shoreline development laws as any other developer on Kaua'i.

This is why the Sierra Club Kaua'i Group, along with Hawai'i Alliance for Progressive Action, Surfrider Foundation Kaua'i Chapter have filed a Petition for Declaratory Order.

It is now incumbent upon the Planning Commission to say NO to the developers, and stop them from being allowed to rely on outdated permits based on a decades-old shoreline certification to redevelop the property.

I support the Petition for Declaratory Order.

Thank you,

Maria Maitino
Kilauea, HI

From: songaid2 <songaid2@yahoo.com>
Sent: Sunday, January 22, 2023 7:47 PM
To: Planning Department
Subject: Testimony for Meeting agenda Jan 24, 2023 Item K-1 Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning committee members planningdepartment@kauai.gov:

This testimony is submitted by Bevin Parker-Evans 3721 Omao Rd. Koloa, HI. 96756. I have been a resident of Kaua'i for 47 years and for over 30 years I have driven by the public eye-sore known as the old Coco Palms. It is reprehensible that the planning commission has not enforced that these buildings be demolished for safety reasons and for public health reasons three decades ago, but now it is even more obvious that the current property owners, Coco Palms Hui and their permits have failed to make any progress since 2015.

I fully support the petition for Declaratory Order and Oppose extending permits for the hotel development. According to law and court precedent the current permits of the 2015 Coco Palms Hui have lapsed and this group has failed to make substantial progress. In 8 years there has been almost no progress at all, let alone in the past 30 years since Hurricane Iniki. Installing a dust screen or cleaning up the green waste is not progress, it is a myth meant to provide this group with more opportunities to deceive the planning department and the residents of Kaua'i. Any amendments made in 2018 after the Iniki Ordinance expired is against our important county building rules and regulations.

The fact that the new chair of the planning commission is the Kaua'i representative for the Hawai'i Carpenter's Union is a conflict of interest when that group will receive financial benefits if the Coco Palms development moves forward. I urge you to do what is right for the people of Kaua'i who require this action from you for a multitude of reasons including environmental protections and upholding the laws of this county.

I firmly oppose extending these permits and after years of broken promises and community appeals, it is your job to support the community and firmly decline renewing permits for the Coco Palms Hui. I support the petition for Declaratory order filed to be heard during the January 24th meeting.

Mahalo for hearing my testimony,

Bevin Parker-Evans

songaid2@yahoo.com

808-651-6793

From: Danie McReynolds <danie.mcr@gmail.com>
Sent: Sunday, January 22, 2023 8:30 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please do not allow hotel development at Coco Palms!

Thank you

Danie McReynolds

PO Box 767

Kilauea

808-647-9041

From: Mindy Press <mp52854@gmail.com>
Sent: Sunday, January 22, 2023 9:27 PM
To: Planning Department
Subject: COCO PALMS

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I oppose another extension of the developers permit.
Mindy M. Press

From: Mindy Press <mp52854@gmail.com>
Sent: Sunday, January 22, 2023 9:30 PM
To: Planning Department
Subject: Item K 1 Unfinished business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

RE COCO PALMS:
I OPPOSE ANOTHER EXTENSION OF THE DEVELOPER'S PERMIT.

MINDY M PRESS
PO BOX1333
LAWAI HI 96765

From: Lora Petrak <lora@petrak.com>
Sent: Sunday, January 22, 2023 11:20 PM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Commissioners,

I respectfully submit testimony opposing the renewal of the of the permits issued to Coco Palms Hui in 2015, it is obvious by the current condition of the site that they are lapsed due to the owners failure to make "substantial progress".

Furthermore, I do not support the reestablishment of a resort at this site as it does not suit the needs of the residents of Kauai. I do support the concept of a cultural center that acknowledges the history and culture of the site including a nod to the heyday of the resort.

Mahalo for your consideration.

--

Lora Petrak
Omao Resident
(847) 456-5375

From: Karla Saperstein <teacherpet9@gmail.com>
Sent: Monday, January 23, 2023 6:41 AM
To: Planning Department
Subject: NO HOTEL

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I oppose ANY hotel at the Coco Palms location! The people of Kauai have had enough of greedy developers raping our land for money.

Make it a Cultural center Keiki activity education center. FULL STOP.

Sent from my iPhone

From: rangien2022@yahoo.com
Sent: Monday, January 23, 2023 6:42 AM
To: Planning Department
Subject: Agenda item K,

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

January 23, 2023

To: All Planning Commissioners

Testimony in Support of the Petition for Declaratory Order

Aloha,

For the record, my name is Puanani Rogers of 4702 Mailihuna Road, Kapa`a, HI 96746 . i would also like to add: I live in the ahupua`a o Kealia, moku o Puna, mokupuni o Kaua`i, Ko Hawai`i pae `aina, Sovereign Nation o Hawai`i.

Happy New Year oukouthank you for this opportunity to speak, he alo a he alo; face to face with you. I testify today in strong support of the Petition being presented to you and ask that you all give it a yes vote. It makes good sense to not keep giving extensions to the Hui when we know nothing will get done, no progress of any kind has been done for the past 8 years and their negligence should be punished. According to law and court precedent, the permits issued in 2015 have ended due to failure of showing any progress.

Also, in my humble opinion, no hotel should be built there anymore. The era of resort in the area is gone and would be a huge mistake, a folly; that wahi pana is fragile and cannot survive or support a resort development, additionally it is in a sea level area and climate change is an undeniable fact that it will be under water in a few years to come.

I speak for the na iwi kupuna and spirits that dwell there; for their protection and peaceful rest. I speak for my children and the future generations and all the ways we are trying to preserve their home and lives to be safe and thriving after we're gone.

Please vote yes for one step forward in this continuing process of "What is best for sacred Wailua-nui-a-hoano and how does it best benefit our people and our cultural rights and protocols?"

God bless our Island and our people with a better future for our generations yet unborn, and that you will do the right thing for our lives! Mahalo!

Puanani Rogers

From: hollyfitz1965@gmail.com
Sent: Monday, January 23, 2023 7:06 AM
To: Planning Department
Subject: Testimony Re: Agenda Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Department,


I am asking that the proposal to develop another hotel at the Coco Palms Site be deemed invalid due to failure to make substantial improvements over the past 8 years.

These permits should not be renewed, and I ask that you consider an affordable housing project for residents instead.

There is nowhere for our residents to live who are needed to staff another hotel on the island. Since the pandemic, it is already a challenge to staff the existing hotels on the island.

Traffic, beaches, trails, restaurants are overrun with the number of visitors we already receive.

Thank you for taking my comments into consideration when making your decisions.

 Holly Fitzpatrick
Princeville, HI

From: Nikki Cristobal <nikkicristobal808@gmail.com>
Sent: Monday, January 23, 2023 7:26 AM
To: Planning Department
Subject: SUPPORT the Petition for Declaratory Order and Oppose extending permits

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am in support of the petition that states the permits issued to Coco Palms Hui have lapsed because of their failure to make "substantial progress" and because of the amendments made in 2018 after the Iniki Ordinance expired. Additionally, Conflict of Interest matters need to be explored regarding the Carpenters union's involvement and benefit from this project.

The community, representing residents from all walks of life, have overwhelmingly expressed a lack of support for the project for environmental, infrastructural, and cultural reasons and to move forward with this development is a disrespect to our community and an assault to Kaua'i.

I urge the planning department to do the right thing and pull the permits from Coco Palms Hui and show they stand in solidarity with the people of Kaua'i. This is an opportunity for our county to show our future generations that they can trust the county to protect the interests of our people instead of the interests of developers in nurturing this historical site for use by the community in creating new memories that actually honor our people of past and present instead of continuing to commodify them. Submitting testimony on this issue is redundant and the path forward is clear. I urge the county to take the courageous step toward the path that the community has cleared for and with them.

Mahalo nui loa,

-Nikki Cristobal, PhD

4362 Uahiapele st

Līhu'e, HI 96766

--
Nikki Cristobal, Ph.D.
Executive Director, Kamāwaelualani

Principal Researcher, Missing and Murdered Native Hawaiian Women and Girls Report for the Hawai'i Commission on the Status of Women/ Office of Hawaiian Affairs



#alohanokauai

nikkicristobal808@gmail.com

From: Michal Stover <mfsleh@yahoo.com>
Sent: Monday, January 23, 2023 7:55 AM
To: Planning Department
Subject: Support the Petition for Declaratory Order and Oppose Extending the Coco Palms Permits

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I support the Petition for Declaratory Order filed Teresa Tico on behalf of the Hawai'i Alliance for Progressive Action and others regarding Coco Palms. I agree with the statement in the petition that the permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make substantial progress. I also oppose the County's extension of the Coco Palms permits.

Mahalo,

Michal Stover
3300 Kalihiwai Rd
Kilauea, HI 96754

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 8:55 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Permits

From: hrhi@aol.com <hrhi@aol.com>
Sent: Monday, January 23, 2023 8:44 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Permits

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kaaina,
As a retired Kauai County Planner and as a former Kauai Historic Preservation Review Commissioner I would like to state my opposition to the retention of the permits for the reconstruction of Coco Palms Hotel. There has been no appreciable work done on the site that would allow these permits to continue. As someone who worked on the project at the KHRC level, it would be better served to use this site for a Community Cultural and Historic use.
Mahalo
Anne Schneider

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 8:56 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms

From: Sean Rampton <ramptonsean@gmail.com>
Sent: Monday, January 23, 2023 8:47 AM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To Whom it may concern,

We are in support of the Coco Palms Remodel. The resort is one of major historic value. When we talk story about the times when Parents, Aunties, Uncles, Friends, and the people we bump into daily, they all remind us of what once was. I have only heard of the amazing times of the youth running through the palms resort and the people that worked there. The Hotel even has a book that reflects that history. Kauai really deserves to give our keiki a bit of the history that was held dear.

When you come to the island it is one of the first representations you see. Of all the islands Kauai is arguably the most beautiful. How is it that we can allow decomposing buildings that not only takes away the beauty of this beautiful place, but it also poses so many other issues. It has become the town dump, houseless camps, and more importantly a hazard to the public.

Those that argue against the reconstruction are the ones who come to the public with big dreams and nothing to back them. Dreams without proper actions are "wishes". Not that what they are proposing isn't incredible, but more that what they are planning cannot be fulfilled. We finally have someone with money willing to give back to the community and rebuild a historic monument.

I don't believe that putting something beautiful back would cause harm to our community but unite it. Providing jobs, A cultural learning center, and a cleaner more beautiful representation for Our community.

Please consider these items when making your decision.

--

Mahalo,
Sean Rampton
Scorpion Tools LLC.
CEO-Inventor

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 8:56 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms, Agenda Item 9 of tomorrow's Planning Commision meeting

From: Fred Reyes <fredreyesiws@gmail.com>
Sent: Monday, January 23, 2023 8:55 AM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms, Agenda Item 9 of tomorrow's Planning Commision meeting

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I, Fred Reyes, resident of Lihue and 24-year retired civil engineer with State DOT Highways, Kauai District - wish to submit the following testimony. I understand that the "24-hour prior to meeting" deadline of 9:00 am today is imminent!

I am IN FAVOR of this hotel/resort development as it is being presented tomorrow. A new hotel with shops in Wailua will be a huge boost to Kauai's economy, and the current eyesore since 1992 will finally be removed with the restoration of our beloved Coco Palms.

I believe that contingent with issuing full building permits that cannot legally be blocked by outside influencers and organizations - that the Coco Palms developers should at least partially fund the critically-needed 4th lane of Kuhio Highway future from Hanamaulu "Triangle Intersection" to Wailua Bridge HDOT project. Suggested - 50% of this project's environmental work scope (prior to engineered design). The highway project will go a long way toward mitigating this project's negative effect of causing increased traffic and congestion.

Respectfully submitted,
Fred A, Reyes P.E.

From: Loring E. Harkness III <leh3pc@gmail.com>
Sent: Monday, January 23, 2023 8:10 AM
To: Planning Department
Subject: Support the Petition for Declaratory Order and Oppose Extension of Coco Palms Permits

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I support the Petition for Declaratory Order filed by Teresa Tico on behalf of the Hawai'i Alliance for Progressive Action and others regarding Coco Palms. I agree with the statement in the Petition that the permits issued to Coco Palms Hui in 2015 have lapsed due to the failure of the permit holders to make substantial progress.

I also oppose the County's extension of the Coco Palms permits. It is in the best interest of the County and its taxpayers and residents that the permit be terminated or allowed to expire. If the developers hold a current and valid permit, that makes the land more valuable and increases the just compensation that the County would be obligated to pay if it were to condemn the property for public use. I support condemnation of the property and, as a taxpayer, I oppose paying needlessly inflated compensation if the County decided to proceed in this manner.

Loring E. Harkness III
3300 Kalihiwai Road
Kilauea, HI 96754
(808) 826-7150
leh3pc@gmail.com

From: Heidi Schemp <hithereheidi@gmail.com>
Sent: Monday, January 23, 2023 8:15 AM
To: Planning Department
Subject: Oppose Permits for Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Enough. No permits for Coco Palms. Let's move on. It's time.

Heidi Schemp
ioela street
Kilauea, Hi 96754

From: Anne English <anne.w.english@gmail.com>
Sent: Monday, January 23, 2023 8:46 AM
To: Planning Department
Subject: Agenda Item K

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kauai Planning Commission,

I am a long-time resident of Kauai (35 years). Please **support the Petition for Declaratory Order and oppose extending permits for the hotel development.** The once beautiful Coco Palms Hotel has been an eyesore and embarrassment to the island of Kauai for far too long. Please give it back to the Hawaiian people and the flora and fauna of Kauai.

Respectfully,

Anne English
PO Box 389
Lawai, Kauai, Hawaii 96765
(808) 635-7884

From: Sean Rampton <ramptonsean@gmail.com>
Sent: Monday, January 23, 2023 8:47 AM
To: Kaaina Hull; Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To Whom it may concern,

We are in support of the Coco Palms Remodel. The resort is one of major historic value. When we talk story about the times when Parents, Aunties, Uncles, Friends, and the people we bump into daily, they all remind us of what once was. I have only heard of the amazing times of the youth running through the palms resort and the people that worked there. The Hotel even has a book that reflects that history. Kauai really deserves to give our keiki a bit of the history that was held dear.

When you come to the island it is one of the first representations you see. Of all the islands Kauai is arguably the most beautiful. How is it that we can allow decomposing buildings that not only takes away the beauty of this beautiful place, but it also poses so many other issues. It has become the town dump, houseless camps, and more importantly a hazard to the public.

Those that argue against the reconstruction are the ones who come to the public with big dreams and nothing to back them. Dreams without proper actions are "wishes". Not that what they are proposing isn't incredible, but more that what they are planning cannot be fulfilled. We finally have someone with money willing to give back to the community and rebuild a historic monument.

I don't believe that putting something beautiful back would cause harm to our community but unite it. Providing jobs, A cultural learning center, and a cleaner more beautiful representation for Our community.

Please consider these items when making your decision.

--

Mahalo,
Sean Rampton
Scorpion Tools LLC.
CEO-Inventor

From: Fred Reyes <fredreyesiws@gmail.com>
Sent: Monday, January 23, 2023 8:54 AM
To: Planning Department
Subject: Coco Palms, Agenda Item 9 for January 24 Planning Commission Meeting

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I, Fred Reyes, resident of Lihue and 24-year retired civil engineer with State DOT Highways, Kauai District - wish to submit the following testimony. I understand that the "24-hour prior to meeting" deadline of 9:00 am today is imminent!

I am IN FAVOR of this hotel/resort development as it is being presented tomorrow. A new hotel with shops in Wailua will be a huge boost to Kauai's economy, and the current eyesore since 1992 will finally be removed with the restoration of our beloved Coco Palms.

I believe that contingent with issuing full building permits that cannot legally be blocked by outside influencers and organizations - that the Coco Palms developers should at least partially fund the critically-needed 4th lane of Kuhio Highway future from Hanamaulu "Triangle Intersection" to Wailua Bridge HDOT project. Suggested - 50% of this project's environmental work scope (prior to engineered design). The highway project will go a long way toward mitigating this project's negative effect of causing increased traffic and congestion.

Respectfully submitted,
Fred A, Reyes P.E.

From: kelly Rice-hudson <kricehudson@gmail.com>
Sent: Monday, January 23, 2023 8:58 AM
To: Planning Department
Subject: Testimony Re: Agenda Item K

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am opposed to a hotel being built at former coco palms hotel site. The permits should not be renewed.

Thank you.

Kelly Rice- Hudson

From: Gary Hudson <gkrh89@gmail.com>
Sent: Monday, January 23, 2023 9:00 AM
To: Planning Department
Subject: Testimony RE: Agents Item K - Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Good morning and thank you for your time, I am deeply opposed to extending permits for the construction of a new hotel at the former location of Coco Palms.

The owners DID NOT show "substantial progress" in their efforts as per the agreement and therefore should be revoked!

Please do what is right for the land and people of Kauai!

Thank you,
Gary Hudson

From: Judy Dalton <judydalton123@gmail.com>
Sent: Monday, January 23, 2023 9:04 AM
To: Planning Department
Subject: In support of Petition

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha respected Kauai Planning Commissioners,

Re Item K-1 Unfinished business

This could be the most important decision facing you during your tenure.

I therefore urge you to support the petition for all the reasons Tersa Tico has presented and to deny the extension of the developers' permit.

Mahalo,

Judy Dalton
(808) 482-1129

Written testimony received by the Planning Department less than 24 hours prior to the January 24, 2023 Planning Commission meeting regarding:

Commission consideration of Petition for Declaratory Order Regarding Special [sic] Area Use Permit SMA (U)-2015-6; Project Development Use Permit U-2015-7; Variance Permit V-2015-1; Class IV Zoning Permit ZA-IV-2015-8 for **Coco Palms Hui, LLC**.

From: Laurie And James <jamesnlaurie@yahoo.com>
Sent: Monday, January 23, 2023 9:07 AM
To: Planning Department
Subject: No Hotel at Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

We are writing in, again to say, "NO" to any Building any Hotel in that corridor in Wailuanui!

The traffic is so horrendous and dangerous traveling that area! Apparently, you all do Not reside on Island or travel that route on a daily basis. That area is on Sea Level, what is the precautionary measures have u all thought of, when sea level rises, or during winter, when the tides are high? Just say, "No" to Any Building of Any Hotels! We don't need it!

What about the waste management? It's already being overflowed in that area in any given time!

What about the water? Are you all gonna divert water to accommodate this thought of building there! What side of the island will have to sacrifice their water?

What WE do Need is, if anything, Is a Hawaiian Cultural Center on Island! That would be an Ideal spot! Invest in that, "For The People of Kaua'i!" Just the mention of, Hawaii", People/Tourist will come! What better place to learn about Kaua'i n the history of Coco Palms, will be there, at a Cultural Center!

"Ua mau ke Ea o ka Aina i ka Aina"

"Ola I ka Wai"

Mahalo for taking the time to read our concerns,

Sincerely,
Laurie Avilla and Ohana

Sent from my iPad

From: Phillip Hellwig <philser1@hotmail.com>
Sent: Monday, January 23, 2023 9:39 AM
To: Planning Department
Subject: Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Sirs/Madams

I SUPPORT the Petition for Declaratory Order and OPPOSE extending permits for the hotel development.

Sincerely, Phillip Hellwig
96746

Sent from Mail for Windows

From: Pua Rossi-Fukino <pualii.rfukino@gmail.com>
Sent: Monday, January 23, 2023 10:03 AM
To: Planning Department
Subject: Testimony Re: Agenda Item K - Coco Palms
Attachments: Copy of Testimony for Coco Palms.pdf

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

Please see my attached testimony. Mahalo!

Puali'ili'imaikalani Rossi-Fukino
356 Likeke Place
Kapa'a, Kaua'i, HI 96746

January 23, 2022

To Whom This May Concern:

Aloha mai kākou,

My name is Puali'ili'imaikalani Rossi-Fukino and I was raised in the moku of Puna, in the ahupua'a of Wailua. I am able to trace my mo'okū'auhau (genealogy) to Wailua through my great-great-grandmother, Kepalina, who was born and raised in this special place.

I am writing this to humbly request that you rule that the permits for the proposed hotel are lapsed and no longer valid. Since 2015, we have seen no substantial progress in development. If anything, the site has gone to further disarray and looks even worse than ever before. The developers were granted permission to ignore any and all significant county building rules and regulations by amending the 'Iniki Ordinance, which had already expired.

It is crucial that we stop any future development of the Coco Palms site. This site is no longer suitable for a hotel, nor is it suitable for any further commercial development. The Wailua area has always been a special one. It was the home of our Ali'i Nui, from before the time of Mo'ikeha through Deborah Kekaiha'akūlou Kapule, and the place where many of our Ali'i were born. It is a place rich in stories and history, with wahi pana (sacred places) known famously throughout Hawai'i.

Instead of a hotel, let's honor the Kaua'i Kaua'i community by creating a space for us to come together, a place for education and training, and a place where the legacy of our kūpuna may continue. Let's put community and culture before all else and treat this place with the respect it deserves.

Mahalo nui for your time and consideration.

me ka ha'aha'a (humbly),

Pua Rossi-Fukino

From: Peleke Flores <peleke@malamahuleia.org>
Sent: Monday, January 23, 2023 11:27 AM
To: Planning Department
Subject: Testimony for Wailuanuiahoano / Coco Palms Developement hearing

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha mai kakou,

My name is Peleke Flores from Waimea, Kaua'i. I am involved with many cultural restoration efforts throughout our beautiful island of Kaua'i with our island community. I personally do not support the development such as a hotel or commercial in that space. Please give the hui and the community the chance to choose what's best for that space. Give the community hui a chance to take the reigns and actually prove ourselves that know what would be best for that space. I we have a lot of examples of what things were like before the hotel and how it was community driven throughout all the islands, then we seen how things changed and the effects it had on the community, environment, and visitor industries. Now lets turn the tides back and restore the place to show the opportunities that space can provide across the whole board. Mahalo nui for your time. Please do not allow the development to happen.

--

Peleke Flores
Malama Hule'ia
Operations/ Community Outreach Coordinator
Cell # 808-645-0121

From: G Hooser <garylhooser@gmail.com>
Sent: Monday, January 23, 2023 11:48 AM
To: Planning Department
Subject: Testimony: SUPPORT for Petition for Declaratory Order

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please circulate as soon as possible to all members of the Kauai Planning Commission

Testimony: SUPPORT for Petition for Declaratory Order

Aloha Commissioners,

The testimony below represents my thoughts and viewpoint presented as an individual only and does not represent any organization that I may be affiliated with.

I strongly urge the Commission to SUPPORT the Petition for Declaratory Order and acknowledge what seems so obvious to most residents in the community - that since receiving their permits in 2015, the owners of the Coco Palms property have not made "substantial progress".

It is a given that the attorneys for the owners will vehemently object and no doubt threaten legal action against the County should the Commission agree the law requires "substantial progress" that has not occurred, thus the permits have lapsed.

The decision and vote before the Commission must be driven by an honest answer to the question: Has "substantial progress" been made? The fear of legal action by high priced attorneys whose job is to threaten, cajole, and obfuscate the facts - should not be the driving factor.

Viewing the condition of the property today in the 8th year since permits were granted, it seems that development has barely even started and the progress to date is a very long way from being "substantial".

According to law and court precedent, the permits issued in 2015 have lapsed due to the failure to make "substantial progress".

I encourage the Commission to focus their attention and their vote, entirely on the law and the question of "substantial progress".

The permits granted under the "Iniki Ordinance" in 2015 allowed the owners/developers to ignore important county building rules and regulations. These permits were then amended in 2018 after the "Iniki Ordinance" had already expired.

The extension of the "Iniki Ordinance" to benefit only this development is a legally flawed foundation of "special legislation" that violates the State Constitution.

In addition, the "Iniki Ordinance" does not allow the County to exempt projects from State law HRS 343 pertaining to environmental impact statements.

The proximity to the coastline, the use of State lands, and the fact that a portion of the property is registered as a historical place - are all factors that "trigger" HRS343 and an environmental review.

I Ola Wailuanui has filed a lawsuit against the BLNR and the developer asking that they in fact require an environmental review of the impact that will occur due to the construction and development of this property. The Commission is encouraged to also require such a review and/or await the determination by the courts prior to allowing further development on the property to occur.

Year after year different owners have stood next to one different developer after another and made promise after promise.

In August of 2022, Parker Enloe, the owners representative at the time assured the Planning Commission they would hold public meetings to hear public concerns, and respond appropriately.

To my knowledge no such public meetings have ever been held.

Shortly after the August Planning Commission meeting, members of the public discovered a Mr. Parker Enloe who had previously pled guilty and been convicted of fraud. When confronted with the information, the Parker Enloe who testified before the Kauai Planning Commission denied that he was the same Mr. Enloe who received the conviction. There must it seems, be another Parker Enloe who resides in the same town, works in the same industry, and has the same friends and associates who wrote the judge letters on his behalf.

Shortly thereafter, it was announced by still yet another representative of the Coco Palms that Parker Enloe would no longer be representing the owner.

The Commission is encouraged to ask this question directly to the present owner's representative. Was their prior representative convicted of fraud?

At a more recent Planning Commission meeting, the owner's representative suggested they were willing to entertain offers from community groups to purchase the property.

It was quickly discovered at a subsequent Zoom meeting his offer was disingenuous at best. The current owner of the property it seems, has already accepted an offer to purchase the property from other investors intent on hotel development.

The present owners cannot sell the property to a third party or community group without violating their contract to the existing buyer who has the property in escrow. In addition, the existing buyer is claiming a more than doubling of real estate value even before they close escrow on the property.

The County is dealing with and accepting promises of future permit fulfillment and development timelines from the present owner (whose prior representative may or may not have been convicted of fraud) while the prospective new owners are waiting in the wings - hoping to cash in.

To further muddy the waters, there are two questions that in addition to consulting with the County Attorney, the Planning Commission should put directly and promptly before the Kauai Ethics Commission.

It is the job and duty of the Ethics Commission to review and rule on these matters and is the only way to put this matter to rest.

While it's sometime difficult and awkward to raise such questions they do in fact need to be raised.

To be clear the questions are not about personal integrity but rather about inherent bias and public perception.

I strongly encourage the Planning Commission to request a formal review and opinion from the Ethics Commission on the below two issues. This matter should not require a complaint to be filed by a member of the public but rather should be a request coming from the Planning Commission itself.

The new Chair of the Kaua'i Planning Commission is also the official Kaua'i Representative for the Hawai'i Carpenters Union. The union and its members will clearly receive a direct financial benefit should the Coco Palms Development move forward.

In addition, the current Vice Chair of the Planning Commission, prior to being appointed to the Planning Commission, had a real estate listing agreement to sell Coco Palms Resort condominium units then being proposed by a previous unsuccessful Coco Palms developer.

It's unclear whether that developer retains a financial interest in the property, and it's also unclear whether this matter has been previously disclosed.

There are many moving parts, but the fundamental question is one of law.

Has there been "substantial progress"? Most residents I believe would say without hesitation, there has not been anything close to that.

Though the weeds and under-brush have recently been cleared, and what looks like a dust screen is being erected - pulling the weeds, cutting the grass, and putting up a fence - just days before this hearing does not constitute "substantial progress".

I encourage the Commission to support the Petition for Declaratory Order and to immediately seek a ruling by the Kauai Ethics Commission prior to any formal vote.

Gary Hooser
808-652-4279
Wailua Homesteads
Kauai Hawaii

From: Jordynn Haumea-Thronas <jkht@hawaii.edu>
Sent: Monday, January 23, 2023 12:06 PM
To: Planning Department
Subject: Testimony for 1/24

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I oppose the hotel at Coco Palms. I oppose Makahuena Estates. These are both very cultural and spiritual places that should not be built on.

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 3:34 PM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms

From: Cool It Kauai <coolitkauai@gmail.com>
Sent: Monday, January 23, 2023 3:05 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

We at Cool It Kauai Air Conditioning want to express our support of the redevelopment of Coco Palms. We believe the redevelopment of Coco Palms will be of great benefit to the Island. We hope to see this plot of land be used for greater purposes than leaving it the way it is today.

Regards,
Skyler Bonfils
Cool It Kauai Air Conditioning
808-315-1888
www.coolitkauai.com



Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 3:44 PM
To: Shanlee Jimenez
Cc: Laura Barzilai; Jodi Higuchi Sayegusa; Dale Cua
Subject: FW: Coco Palms Support

From: Dennis Esaki <dennis@esakimap.com>
Sent: Monday, January 23, 2023 3:35 PM
To: Planning Department <planningdepartment@kauai.gov>; Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Support

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Mr. Kaaina Hull, Planning Director
Members of the Kauai County Planning Commission

I am in support of Redevelopment of Coco Palms.

Like others, I have fond memories of Coco Palms, including delivering produce there, dining and meeting people there, fishing contest in the lagoon, etc.

It is unfortunate that it stands like some ancient ruins and I believe that given the opportunity, it can be brought back to glory together with the cultural center.

I respectfully urge you to allow the project to continue.

Aloha,

Dennis M. Esaki

Shanlee Jimenez

From: Kaaina Hull
Sent: Monday, January 23, 2023 3:54 PM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Redevelopment Support

From: SEAN SWEENEY <seanzoe@comcast.net>
Sent: Monday, January 23, 2023 3:47 PM
To: Kaaina Hull <khull@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Redevelopment Support

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Civil Servants,

I am writing you in support of the restoration of the former Coco Palms cultural experience that will restore a treasure for the People of Kauai as well as visitors that the County encourages to visit and experience our Aloha Spirit. I am born and raised in Hawaii, a graduate of Waimea High School, Class of 1966. I spent many happy occasions at the Coco Palms and the surrounding ancient Hawaiian cultural sites.

The Coco Palms is situated on the land populated by the Royalty of Kauai, restoring this cultural icon will benefit the Ohana of Kauai as a center of the Aloha Spirit.

A side benefit would be a revitalization of that coast line after so many years.

Thank you for all your good works,
Sean K. Sweeney

From: Joan Levy <joanlevy47@icloud.com>
Sent: Monday, January 23, 2023 12:55 PM
To: Planning Department
Subject: Testimony to stop developers at Coco Palms site

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I apologize this is after the 9am meeting . I thought i sent it a few days ago.

I do not understand how this developer has been allowed to do nothing for so long and still keep the permits that were granted. It's time to end their permits.

Developer after developer has been allowed to do nothing to alleviate the incredible eyesore of the remains of this once wonderful hotel. Why has the county allowed this?

We have no need for a hotel in this location. There is no beach for hotel guests any way.

I live in the wailua houselots so i pass by this gigantic mess all the time. And the planned hotel will bring more traffic to an already overloaded kapaa and make it very difficult for houselot residents on Haleiio Rd.

It is time for this historically significant land to benefit the Hawaiian people in cultural significance.

It is time to cut this developer iff fir their total negligence. Terminate their permits for this property! Please!

Aloha,

Joan Levy
Houselot resident and home owner 19 years.
Kauai resident 30 years

Sent from Joan Levy's iPhone

From: Alex Stoddards <alexkstoddards@gmail.com>
Sent: Monday, January 23, 2023 1:15 PM
To: Planning Department
Subject: OPPOSE CoCo Palms Hotel Plans

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To Kauai Planning Department and Planning Commission

- 1) It should be obvious that no hotel belongs at the former CoCo Palms site.
- The traffic issues alone make the area entirely incompatible with more cars, people, service vehicles. There is no justification for a hotel.
- 2) The area has cultural significance, turn it into an educational center - you may have 50 cars a day but not the hundreds or thousands of trips daily that would happen with a hotel.

respectfully
Alex

From: Robert Grinpas <bob@bobstropicals.com>
Sent: Monday, January 23, 2023 2:00 PM
To: Planning Department
Subject: Sierra Club Petition/coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning, I am writing to support the Sierra Club petition. Another hotel in that location is a bad idea-For many reasons and I respectfully submit that the developers have had ample time and opportunity.

Thank you for your consideration and Best Regards

Robert Grinpas

Bob Grinpas
Tel 808 822 0019
bob@bobstropicals.com

IMPORTANT: This e-mail message is intended solely for the individual or individuals to whom it is addressed. It may contain confidential attorney-client privileged information and attorney work product. If the reader of this message is not the intended recipient, you are requested not to read, copy or distribute it or any of the information it contains. Please delete it immediately and notify us by return e-mail or by telephone (808) 822 0019

From: Cool It Kauai <coolitkauai@gmail.com>
Sent: Monday, January 23, 2023 3:05 PM
To: Kaaina Hull; Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

We at Cool It Kauai Air Conditioning want to express our support of the redevelopment of Coco Palms. We believe the redevelopment of Coco Palms will be of great benefit to the Island. We hope to see this plot of land be used for greater purposes than leaving it the way it is today.

Regards,

Skyler Bonfils

Cool It Kauai Air Conditioning

808-315-1888

www.coolitkauai.com



From: Dennis Esaki <dennis@esakimap.com>
Sent: Monday, January 23, 2023 3:35 PM
To: Planning Department; Kaaina Hull
Subject: Coco Palms Support

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Mr. Kaaina Hull, Planning Director
Members of the Kauai County Planning Commission

I am in support of Redevelopment of Coco Palms.

Like others, I have fond memories of Coco Palms, including delivering produce there, dining and meeting people there, fishing contest in the lagoon, etc.

It is unfortunate that it stands like some ancient ruins and I believe that given the opportunity, it can be brought back to glory together with the cultural center.

I respectfully urge you to allow the project to continue.

Aloha,

Dennis M. Esaki

From: SEAN SWEENEY <seanzoe@comcast.net>
Sent: Monday, January 23, 2023 3:47 PM
To: Kaaina Hull; Planning Department
Subject: Coco Palms Redevelopment Support

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Civil Servants,

I am writing you in support of the restoration of the former Coco Palms cultural experience that will restore a treasure for the People of Kauai as well as visitors that the County encourages to visit and experience our Aloha Spirit. I am born and raised in Hawaii, a graduate of Waimea High School, Class of 1966. I spent many happy occasions at the Coco Palms and the surrounding ancient Hawaiian cultural sites.

The Coco Palms is situated on the land populated by the Royalty of Kauai, restoring this cultural icon will benefit the Ohana of Kauai as a center of the Aloha Spirit.

A side benefit would be a revitalization of that coast line after so many years.

Thank you for all your good works,
Sean K. Sweeney

Shanlee Jimenez

From: jerry@kauainursery.com
Sent: Monday, January 23, 2023 5:03 PM
To: Planning Department
Cc: Kaaina Hull
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Coco Palms Testimony in Support of Redevelopment

23 Jan 2023

To the County of Kauai Planning Department,

Kaua'i Nursery & Landscaping has a long history with the Coco Palms property and we have supported this project's redevelopment since hurricane Iniki knocked it out of commission. We have seen this property pass from developer to developer encountering too many obstacles to be able to get the project off the ground. Therefore, we are excited to see that the current developer has been able to take a huge step forward and actually begin work on this project. No doubt it will be a difficult project from every angle, but especially because of the community opposition to the property's redevelopment.

For 30 years, this property has been Kauai's biggest, most apparent eyesore – seen from the perspective of the beach, the highway, or along Kuamo'o road – the public sees a rotting building and several homeless camps. As work has begun, there is suddenly a ray of hope. For example, a relatively new Kauai resident told me the other day: "I just drove by [Coco Palms] today and actually saw a lagoon which I had no idea was even there." Trash and overgrown weeds have been cleared in some areas already, which gives us a little glimpse of what this place was and what it could be again. Those of us who have seen this project almost start and subsequently shut down several times may have become pessimistic over the years that this redevelopment would ever happen – now there is a renewed hope for its future.

It has been too long for this property to remain 'fallow' and it will be nice to see this important piece of history and culture to be managed and cared-for once again. We hope and trust that the County Planning Department is making the appropriate decisions to ensure the welfare of the islands' full-time residents and that the project is focused on sustainability and best practices, especially considering the implications of sea-level rise with the resort's proximity to the beach.

We encourage the Planning Department to do what they can to keep the momentum going forward on this project and not provide additional roadblocks for the redevelopment of this historic project.

Sincerely,
Jerry Nishek
Kauai Nursery & Landscaping, Inc.

Sent to:
planningdepartment@kauai.gov

Shanlee Jimenez

From: Steven Ruddell <stevenkauai@me.com>
Sent: Monday, January 23, 2023 5:59 PM
To: Planning Department
Subject: Agenda Item K, SUPPORT the Petition for Declaratory Order and OPPOSE extending permits for the hotel development. Include your Kaua'i address.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Developers continue to move forward with their intention to develop a hotel across from Wailua Beach, on the former Coco Palms property.

A Petition For Declaratory Order was filed by a coalition of environmental organizations including Sierra Club Kaua'i Group, Surfrider Foundation Kaua'i Chapter, and Hawai'i Alliance for Progressive Action (HAPA) in August 2022. The order essentially states that according to law and court precedent, the permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make "substantial progress".

It's obvious to anyone driving by the property today in January of 2023 there has definitely not been "substantial progress" over the past 8 years – let alone the past 30 years. Installing a construction dust screen just days before the developers are supposed to prove "substantial progress", as is required by the county for the permits to remain valid, does not fulfill the intent of the law either.

Further, the permits granted in 2015 allowing the developer to ignore important existing county building rules and regulations were amended in 2018 after the "Iniki Ordinance" had already expired. This is special legislation on top of special legislation.

It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i. Rather than a private hotel development, we envision a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production; and a core place for learning in Hawai'i.

Wailuanuiaho'āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music.

Please support the Petition for Declaratory Order and oppose the permit for the development of the hotel proposed on this site.

Developers have had 8 years and no substantial progress has occurred on the site. We understand that even 2 years should invalidate these permits and require new applications. Please acknowledge this truth, follow the law, and make a good decision for the betterment of Kaua'i.

In addition to the hugely significant history and sites located on the property, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our people.

Please do the right thing. Mahalo nui loa.

Shanlee Jimenez

From: Magenta Billett <magenta.designs50@gmail.com>
Sent: Monday, January 23, 2023 6:08 PM
To: Planning Department
Subject: CoCo Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

The permits have lapsed. The Planning department rule that the permits for the proposed hotel at the former Coco Palms site have lapsed and are no longer in effect.

It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i. Rather than a private hotel development, we envision a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production; and a core place for learning in Hawai'i.

Magenta Cecile Zelkovsky

Shanlee Jimenez

From: Philip Morgan <gonetowhidbey@gmail.com>
Sent: Monday, January 23, 2023 6:54 PM
To: Planning Department
Subject: Coco palms and outdated permits

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please repeal the permits for construction on the Coco Palms property. It is no longer a good place for a hotel and should be used for the community or the Hawaiian Community.

Please do the same of the 2 properties behind the Coconut Market as well. All these properties have permits that were issued long ago and should be rescinded.

Thank you,

Philip

Shanlee Jimenez

From: Eliel Starbright <elielstarbright@gmail.com>
Sent: Monday, January 23, 2023 7:26 PM
To: Planning Department
Subject: A hotel, or further commercial development, is not appropriate At Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

A Petition For Declaratory Order was filed by a coalition of environmental organizations including Sierra Club Kaua'i Group, Surfrider Foundation Kaua'i Chapter, and Hawai'i Alliance for Progressive Action (HAPA) in August 2022. The order essentially states that according to law and court precedent, the permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make "substantial progress". Further, the permits granted in 2015 allowing the developer to ignore important existing county building rules and regulations were amended in 2018 after the "Iniki Ordinance" had already expired. Developers have had 8 years and no substantial progress has occurred on the site. We understand that even 2 years should invalidate these permits and require new applications. Please ask the commission to acknowledge this truth, follow the law, and make a good decision for the betterment of Kaua'i. Eliel Starbright, 5306 Kahala St., Kapaa, 96746

Shanlee Jimenez

From: Ashley Gutierrez <kanoeg66@gmail.com>
Sent: Monday, January 23, 2023 9:12 PM
To: Planning Department
Subject: Testimony RE: Agenda Item K - Unfinished Business

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern,

I oppose Developers continuing to move forward with their intention to develop a hotel across from Wailua Beach, on the former Coco Palms property.

In August 2022, a petition was made by Sierra Club Kaua'i Group, Surfrider Foundation Kaua'i Chapter, and Hawai'i Alliance for Progressive Action (HAPA). The Petition states that according to law and court precedent, *the permits issued to Coco Palms Hui in 2015 have lapsed due to their failure to make "substantial progress"*.

Installing a construction dust screen just days before the developers are supposed to prove "substantial progress", as is required by the county for the permits to remain valid, does not fulfill the intent of the law either.

Further, the permits granted in 2015 allowing the developer to ignore important existing county building rules and regulations were amended in 2018 after the "Iniki Ordinance" had already expired. This is special legislation on top of special legislation.

It is time for this historical site to be given the protection, restoration and respect it deserves for the benefit of future generations and Kaua'i. Rather than a private hotel development, we envision a public place of cultural enrichment, historic preservation, land conservation and spiritual nourishment; an educational and interpretive gathering place; a center of Hawaiian cultural stewardship; a place of food production; and a core place for learning in Hawai'i. If you agree with this direction for Wailuanuiaho'āno you can also express that vision in your testimony.

Wailuanuiaho'āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music.

I, Ashley Gutierrez, support the Petition for Declaratory Order and oppose the permit for the development of the hotel proposed on this site.

Developers have had 8 years and no substantial progress has occurred on the site. We understand that even 2 years should invalidate these permits and require new applications. Please ask the commission to acknowledge this truth, follow the law, and make a good decision for the betterment of Kaua'i.

In addition to the hugely significant history and sites located on the property, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our people.

ASHLEY GUTIERREZ

Shanlee Jimenez

From: David Dinner <gentlewaver@gmail.com>
Sent: Monday, January 23, 2023 9:23 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Directors

The will of the people is speaking loud and clear. No more hotels and certainly no more Coco Palms. Please do the right thing and avoid the power of financial persuasion.

There is no argument to support rebuilding Coco Palms.

Please stop this travesty once and for all and do not renew outdated permits.

Aloha
David Dinner
Kilauea, HI 96754

David Dinner
Rotary Club of Hanalei Bay, Past President 2020-2021 Craniosacral work and Biodynamic craniosacral work, certified.
808 639 7845
Sent from my iPad with Aloha

Shanlee Jimenez

From: Don Cooke <beenhadagain@hotmail.com>
Sent: Monday, January 23, 2023 9:52 PM
To: Planning Department
Subject: wailuanui-cocopalms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hope this is not too late. The permits are old. Shoreline is moving mauka faster than the current plans can be built out. Please cause the developer to update and resubmit. Thank you so much. don cooke

Sent from Outlook

Shanlee Jimenez

From: mrgoodday2@yahoo.com
Sent: Monday, January 23, 2023 10:57 PM
To: Planning Department
Subject: FW: Agenda Item K, SUPPORT the Petition for Declaratory Order and OPPOSE extending permits for the hotel development.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Sirs,

We need more beauty here on Kauai not MORE HOTELS ! We have become an area of MORE- MORE when will more become enough?

I also don't approve of your selection of a Planning Manager for the Project definitely to many close relationships with organizations with direct motives to want the project for MORE-MORE when is it truly time to say enough !

J williams

Lihue

Shanlee Jimenez

From: Anne Thurston <athurston@irmt.org>
Sent: Monday, January 23, 2023 11:55 PM
To: Planning Department
Cc: IOlaWailuanui@gmail.com
Subject: No new hotel at Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I write to say that I strongly oppose the idea, put forward by the current owners of the old Coco Palms Hotel, of building a new hotel on the same site. Immediately after Hurricane Iniki this might have made sense, but now, nearly 30 years later, this is certainly not an appropriate a location for a hotel. Not only would a new hotel on this site severely disrupt the traffic flow, north and south on the highway, but its construction, would cause great disruption to residents and visitors alike. The fact that permits granted in 2015 have lapsed due to the failure to make substantial progress underscores the need to move on to new approach to this property, one that will address the island's current needs and have the support of community leaders.

We now have an invaluable opportunity to think much more creatively and more appropriately about how this site, which is of major religious significance for Hawaiians, could best serve the people of Kaua'i. In my view, the site could and should play a vital role in the stability of our island community by demonstrating a recognition of the core importance of Hawaiian history and culture. I can think no more, positive contribution for the whole island, now and in the future, than revitalising and restoring the site as a place of culture, education, conservation and green open space for our community. I know that there is a strong commitment to this proposal by community leaders, and I support it without hesitation.

Yours sincerely,
Anne Thurston
Princeville
808 639 4904

Shanlee Jimenez

From: Kaaina Hull
Sent: Tuesday, January 24, 2023 7:21 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa; Laura Barzilai; Dale Cua
Subject: FW: Coco Palms Testimony in Support of Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

From: Yvette Amshoff <yvetteamshoff@gmail.com>
Sent: Monday, January 23, 2023 8:50 PM
To: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Ka'aina,

I am in support of the redevelopment of the Coco Palms. It will greatly benefit the community!!

Aloha,
Yvette Amshoff

Shanlee Jimenez

From: Kaaina Hull
Sent: Tuesday, January 24, 2023 7:21 AM
To: Shanlee Jimenez
Cc: Laura Barzilai; Jodi Higuchi Sayegusa; Dale Cua
Subject: FW: Coco Palms Testimony in Support of Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

From: jerry@kauainursery.com <jerry@kauainursery.com>
Sent: Monday, January 23, 2023 5:03 PM
To: Planning Department <planningdepartment@kauai.gov>
Cc: Kaaina Hull <khull@kauai.gov>
Subject: Coco Palms Testimony in Support of Redevelopment

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Coco Palms Testimony in Support of Redevelopment

23 Jan 2023

To the County of Kauai Planning Department,

Kaua'i Nursery & Landscaping has a long history with the Coco Palms property and we have supported this project's redevelopment since hurricane Iniki knocked it out of commission. We have seen this property pass from developer to developer encountering too many obstacles to be able to get the project off the ground. Therefore, we are excited to see that the current developer has been able to take a huge step forward and actually begin work on this project. No doubt it will be a difficult project from every angle, but especially because of the community opposition to the property's redevelopment.

For 30 years, this property has been Kauai's biggest, most apparent eyesore – seen from the perspective of the beach, the highway, or along Kuamo'o road – the public sees a rotting building and several homeless camps. As work has begun, there is suddenly a ray of hope. For example, a relatively new Kauai resident told me the other day: "I just drove by [Coco Palms] today and actually saw a lagoon which I had no idea was even there." Trash and overgrown weeds have been cleared in some areas already, which gives us a little glimpse of what this place was and what it could be again. Those of us who have seen this project almost start and subsequently shut down several times may have become pessimistic over the years that this redevelopment would ever happen – now there is a renewed hope for its future.

It has been too long for this property to remain 'fallow' and it will be nice to see this important piece of history and culture to be managed and cared-for once again. We hope and trust that the County Planning Department is making the appropriate decisions to ensure the welfare of the islands' full-time residents and that the project is focused on

sustainability and best practices, especially considering the implications of sea-level rise with the resort's proximity to the beach.

We encourage the Planning Department to do what they can to keep the momentum going forward on this project and not provide additional roadblocks for the redevelopment of this historic project.

Sincerely,
Jerry Nishek
Kauai Nursery & Landscaping, Inc.

Sent to:
planningdepartment@kauai.gov
khull@kauai.gov



Virus-free. www.avg.com

1

Charles D. Hepu
Land Title Argument

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII

INSTRUMENT OF CONVEYANCE

RECORDED IN

Doc A - 65020991

PAGE 1 OF 1

October 20, 2017 10:45 AM

NOTICE OF DEED

RECORDED IN

NOTICE OF DEED

RECORDED IN

RECORDED IN

RECORDED IN

Liko Martin (Lehua Design)
4-1489 Kuhio Hwy
Kapaa, HI 96746

DOCUMENT CONTAINS 2 PAGES

Notice of Her ship

AFFIDAVIT OF HEIRSHIP

BE IT KNOWN TO ALL BY THESE PRESENCE, I Charles D. Hepa duly swear under oath To be an heir of Deborah Kapule Kekaihaakulou because I Charles D. Hepa is the son of Samuel Hepa Jr. who is the son of Janet Kanui Akau Hepa who is the daughter of Wahine Koolau Kaiu who is the daughter of Isaac Simeon Kaiu II who is the son of Simeon Kaiu and Deborah Kapule Kekaihaakulou and the grandson of Deborah Kapule Kekaihaakulou parents Chief Haupu and Chiefess Hawea who inhabited the Hawaiian Islands prior to 1778, therefore As an heir of Deborah Kapule Kekaihaakulou by genealogical blood descent I, Charles D. Hepa Assert all rights, title, interest, occupancy, and usage in and around Royal Patent 5489 & 6020 Land Commission Award 3111, 3559, and 3561 Wailua Ahupuaa / Puna District / Island Of Kauai / Kingdom Of Hawaii.

AFFIANT FURTHER SAYETH NAUGHT,

SIGNATURE Charles D. Hepa

PRINTED NAME CHARLES D. HEPA

STATE OF HAWAII

COUNTY OF Kauai

SUBSCRIBED AND SWORN TO BEFORE ME ON 10/19/2017

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF HAWAII

}ss

COUNTY OF KAUAI

}

On this 19th day of OCTOBER, 2017 before me personally appeared CHARLES D. HEPA and _____, to me known to be the person (or persons) described in and who executed the above instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed. Witness my hand and seal.

Doc. Description: AFFIDAVIT OF HEIRSHIP

Doc. Date: 10/19/17
Pages: 1

Signature of Notary Public

Nicholas Ricciardi

Print Name: NICHOLAS RICCIARDI

Commission No.: 13-459 5th Circuit

My commission expires: 12/30/17

(SEAL)

67

Written testimony received by the Planning Department less than 24 hours prior to the January 24, 2023 Planning Commission meeting regarding:

SSD-2023-28, Makahuena Preferred A, TMK: 2-8-021:073, Kōloa.

Romio Idica

From: Planning Department
Sent: Wednesday, January 25, 2023 7:56 AM
To: Romio Idica
Subject: FW: SSD-2023-28 by Makahuena Preferred A for TMK 2-8-021;073

From: Koa Young <koayoung@gmail.com>
Sent: Tuesday, January 24, 2023 4:32 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: SSD-2023-28 by Makahuena Preferred A for TMK 2-8-021;073

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There needs to be a Ka Pa'akai and cultural analysis due to the cultural significance and burials located near the site that's well documented for application SSD-2023-28 by Makahuena Preferred A for TMK 2-8-021;073 in Koloa.

Enclosed are scans of documents supporting this statement

Mythology and Mo'olelo

There are few legends or chants associated with *Maka'huela* Point, and very little for *Weliweli ahupua'a*. One story concerns the gourd of *La'amaomao*, in which the winds of Hawaii were stored. This gourd belonged to *Paka'a*, a servant and advisor to *Keawenuiaui* the ruling chief of *Hawai'i*. *La'amaomao*, *Paka'a*'s mother, has the ability to control the winds (Fornander 1918: 72). *Paka'a*'s son, *Kuapaka'a*, calls all the winds to all the islands to discredit the advisors who replaced *Paka'a* as advisor to the king. During *Kuapaka'a*'s chant he names the wind that blows through *Weliweli* as *Kuiamanini* (Fornander 1918: 96)

One legend recites the search by *Pele* for a home, but is continually driven off by *Wakea*, the ancestor of the people. *Pele* has been searching throughout the islands, and now has landed on *Kaua'i* (Wichman 2001):

*Pele's canoe with red sails
Reached Kaua'i just at dawn.
The sound of digging on the cliffs
Woke Wakea from his sleep.
Wakea asked:
Who is digging there at Ke'e?
I, Pele, came the answer.
I am digging a pit to find fire.
A fire pit on Kaua'i, a home for Pele?
Not so, said Wakea
Each time you dig a hole
The waters of Ka-wa-kiki
Will drown your fire.
Kaua'i is no place for you
Move on!*

A story relates the involvement with the warrior *Lima-loa* with the demi-god *Kamapua'a* in the last battle in the long running war between the districts of *Puna* and *Kona*. In the tale, the war between *Kona* and *Puna* has been ongoing for three generations as the result of the refusal of marriage by the lovely grand-daughter of *Mo'ikeha*, the heir to *Puna*, to *Keli'ikoa*, prince of *Kona*. *Kamapua'a*, in the guise of a man, boasts at the ease with which *Kukona*'s warriors will defeat *Mo'ikeha*. *Kukona*, the chief of *Kona*, has fought on the side of *Puna* with his warrior *Lima-loa*, and does not believe it will be so easy. *Kamapua'a* takes to the battlefield with *Lima-loa* and *Kukona* and defeat all who challenge him. *Kamapua'a* is finally challenged by *Makali'i*, chief of *Kona*, and chants an insult:

*"The sea is destroying the sands of Kahalahaa,
The sea of Hanalei is roaring
The sea of Ha'ena is shallow
While the sea of Ka-lalau breaks over the land.
The spray of the sea flies up,*

*And my wind and cloud forms appears,
O Makali'i-nui-ku-a-ka-wai-ea,
Small clouds, large clouds,
Tall clouds, and short clouds
And the large cloud standing close to heaven,
That heaven is furious because of you
O Makali'i-nui-ku-a-ka-wai-ea
Your land is not mine,
The whole of Kaua'i has become mine."*

Makali'i realizes that this is *Kamapua'a*, and chants many chants in hopes that *Kamapua'a* will spare his life. *Kamapua'a* does spare his life, commanding him give up his kingdom to *Kukona* and live apart from everyone in the mountain of *Ha'upu*. Satisfied at ending the wars, *Kamapua'a* sails to Tahiti (Wichman 2001).

The name *Kane'aukal* is associated with the boundary between the *ahupua'a* of *Weliweli* and *Pa'a*. A deity of fisherman, he taught those who wished to fish at the point the proper chants to attract fish. Fish caught off the *Maka'huela* Point by local fisherman today include: *awa* (milkfish), *'ō'io* (bonefish) *he'e* (octopus), *ula* (spiny lobster) *akule* (big-eye scad), and *moi* (thread fish). The cover photo shows one of the *moi* fishing locations. They also gathered *hā'ue'uke* (sea urchin) and *'opihi* (limpet) from the rocks. Salt pans were constructed to collect salt in the sections of the point that contain shallow soil (Kalihwa et al. 2011). No salt pans were located during the archaeological inventory by Haun et al. (2011).

SECTION 2. That pursuant to Sections 19.07B and 19.10A of the Charter of the County of Kaua'i, as amended, Ordinance No. B-2022-886, as amended, relating to the Operating Budget of the County of Kaua'i, State of Hawai'i, for the Fiscal Year July 1, 2022 through June 30, 2023, be hereby amended as follows:

The sum of \$850,000.00 by revising the amounts estimated in the Public Access Fund from the following account:

| | |
|----------------------------------|------------------|
| Equity / Fund Balance – Assigned | [\$850,000.00] |
|----------------------------------|------------------|

Be and is hereby appropriated for the following purpose:

| | |
|--|--------------|
| Special Projects – Contribution to Waipā Foundation for Halulu Fishpond acquisition | \$850,000.00 |
|--|--------------|

SECTION 3. This Ordinance shall take effect upon its approval.

Introduced by: /s/ MASON K. CHOCK
(By Request)

DATE OF INTRODUCTION:

November 2, 2022

Līhu'e, Kaua'i, Hawai'i

- 1989—The Office of Hawaiian Affairs opposes the land sale by the federal government of Makahuena Point on Kauaʻi to a Native Alaskan Corporation.
 - 1989—Burial dunes are surveyed and dug to build the Keoneloa Bay Villas at Poipu on Kauaʻi. The Native Hawaiian group E Makakaka Kakou considers the land sacred ground and in need of protection.
 - 1991—The Hui O Mahalepu of Kauaʻi requests the Smithsonian Institution in Washington DC to return 133 ancient Native Hawaiian remains.
-

Right next door to "Makahuena Estates"

**THE PEOPLE OF KEONELOA:
EVIDENCE OF SKELETAL BIOLOGY**

**by
Michelle Toomay Douglas and Rona Michi Ikehara
University of Hawai'i at Manoa
Department of Anthropology, Honolulu, HI 96822**

Human skeletal remains representing 38 individuals were recovered from the Keonelo Bay Villas project area, Weliweli and Pa'a *ahupua'a*, south Kaua'i, Hawai'i, in 1990-1991. The 13 males, 19 females, and six sub adults are representative of a village cemetery population.

The remains were highly disturbed by ongoing construction activity, past sand mining operations, cattle ranching and human, animal and vehicular traffic. Completeness of the skeletal remains ranges from substantially complete skeletons to a single mandible. Two of the skeletons are believed to predate the cultural layer at the site (A.D. 1150 - 1370), and at least three others are suspected to have died after European contact.

The cranial and intercranial metric and non-metric observations indicate the remains are of Polynesian ancestry. There are unexpected sex differences in the frequencies of some of the traits and indications of variability between this sample from Kaua'i and other comparative island populations. The males were 5 feet 7 inches in height and the female stature averaged 5 feet 3 inches.

Paleopathological observations in the remains indicate that the dental health was generally good, with a low frequency of caries and abscessing. There are indications of spinal tuberculosis in three adults, a fracture non-union of the femoral neck in a single male, and the unusual occurrence of an amputation of the arm below the elbow. There is slight osteoarthritis of the appendicular and vertebral skeleton.

This report provides the first comprehensive discussion of the physical remains of Hawaiians from the island of Kaua'i and suggests that there may be real inter-island differences which require additional analysis and skeletal samples.

Eyes of the spirits

Maka'huela translates as “the eyes of the spirit”, a reference to night marchers passing through *Weliweli* to make their leap into *Pō* (the nether world) at *Maka'huela* Point (Kalihiwa et al. 2011). The *Kōloa* District, known in traditional times as the *Kona* District, is adjoined by the *ahupua'a* of *Kōloa* and *Pa'a*. The word *weliweli* is a reduplication of *weli* that means “violent, dreadful, horrible, fearful, ferocious; revered; respectful, as of the chief; [or] full of fear” depending upon the context (Pukui and Elbert 1986:384).

Traditional Uses

According to informants, *Maka'huela* also means the “eyes of the spirits”. *Maka'huela* Point may have been named so from the *leina*, or jumping off point to *Pō* (nether world), present at

12 | Page

this locality. The night marchers are known to come through *Kōloa* down to *Maka'huela*. The night marchers are wandering spirits that have not continued on to *Pō* because they either have unfinished business, or are lost (Kalihiwa et al 2011).

Fisherman currently frequent this area to fish for *moi* (thread fish, *Polydactilis sexfilis*) and ‘ō‘io (bonefish, *Albula vulpes*). The western part of the shore at *Maka'huela* is known for having an abundance of *moi* (*ibid.*).

According to informants in the past, there were small salt beds on the property. Salt is not collected off of the rocks on Kaua‘i, but collected from beds called *pu‘uwai* dug in shallow clay soils. The water is added to the bed to evaporate, and the red-stained salt of Kaua‘i is collected. This process was given to the people of Kaua‘i by the goddess *Hina* (*ibid.*). There is no evidence of this traditional activity today.

**Do you understand the
spiritual impact of
building homes here?**



Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

January 24, 2023

SHORELINE SETBACK DETERMINATIONS

| Application No. | Name of Applicant(s) | Property I.D. (Tax Map Key) | Location | Development/Reasons |
|----------------------------|---------------------------------|--|-----------------|--|
| SSD-2023-28 | Makahuena Preferred A | 2-8-021:073 | Kōloa | New construction/ The development of a new single-family dwelling, swimming pool, detached garage with guest house above, and other site improvements. |

Romio Idica

From: Planning Department
Sent: Wednesday, January 25, 2023 7:57 AM
To: Romio Idica
Subject: FW: Oppose Makahuena estates SSD-2023-28

From: Elizabeth Okinaka <okinaka2020@gmail.com>
Sent: Tuesday, January 24, 2023 9:47 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: Oppose Makahuena estates SSD-2023-28

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Traditional Uses

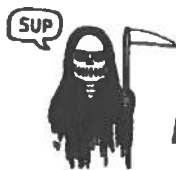
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12 | Page

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building homes here?**

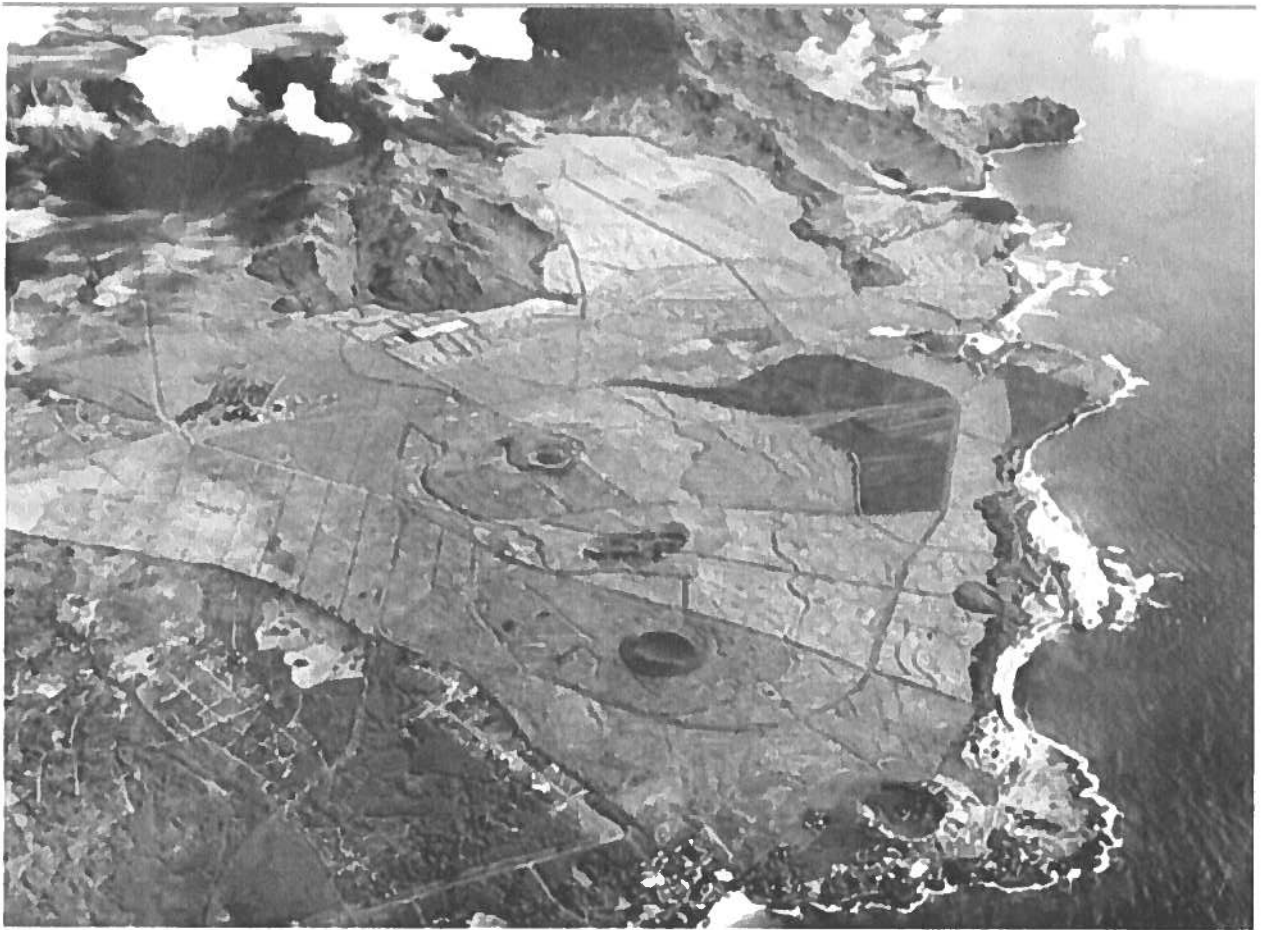


Figure 2: 1921 Aerial Photograph of Kōloa *Note Maka'huena Point at bottom right.*

Please include these attachments with my testimony

----- Forwarded message -----

From: **Elizabeth Okinaka** <okinaka2020@gmail.com>

Date: Tue, Jan 24, 2023 at 8:48 AM

Subject: Oppose Makahuena estates SSD-2023-28

To: <planningdepartment@kauai.gov>

Aloha,

I am writing this email in OPPOSITION of application number SSD-2023-28. "Makahuena Estates"

I am requesting a full Ka Pa'akai Analysis for this property due to its cultural significance. This site has faced opposition of development since the 1980's, when an Alaskan tribe purchased it. Promises of homes for local families fell through and the land sold off for \$20 million to a Utah investor.

"1989 - Office of Hawaiian affairs opposes the land sale by the federal government at Makahuena point to a native Alaskan corporation"

Here we are once again watching the Kauai Planning commission approve countless gentrified multi million dollar homes condominiums and hotels.

What are you guys leaving behind for the future generations of Kauai? Do you think about the future that your choices are creating?

You have an opportunity to make change, to create a better future for our children, stop being blinded by the greed.

This is another culturally significant and burial site being desecrated under the claims of "no cultural significance"

38 human skeletal remains were found on the adjacent property next to this. This entire area is a crossing and Lele point for night marchers and uhane (spirits). Documented salt pans existing WHERE THESE HOMES ARE PLANNED, part of an ancient village. 13 males and 19 female skeletal remains are documented as being found next to here and are part of an "ancient village cemetery". **Two of the skeletons are believed to pre-date the cultural layer A.D. 1150-1370.**

With each of these developments that the Kauai Planning commission continues to approve you are erasing history. This is a site that is documented as being culturally significant, why do you guys so carelessly continue to approve these developments that does not help the local community? These 10 multi million dollar luxury homes are also requesting to have pools built?! I am completely against this the fact that burials are documented feet from here being found, an entire family cemetery removed for condominiums- sound familiar?. Do you guys really believe the claims of "no cultural significance" from the same careless archaeologists that are doing this on almost every site!

Elizabeth Okinaka

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