



MEETING NOTES

DATE August 3, 2009

MEETING DATE July 1, 2009

SUBJECT **Līhu‘e Town Core Urban Design Plan (Town Core Plan)
Citizens Advisory Committee (CAC) meeting to discuss
the “reboot” of the plan and implementation strategies**

ATTENDEES Pat Griffin / CAC
Neil Clendeninn / CAC
Palmer Hafdahl / CAC
Avery Youn / CAC
Laurie Ho / CAC
Marc Ventura / CAC
Morton Yamasaki / CAC
Barbara Curl
Ray McCormick / DOT
Mike Dahilig / County Attorney
Myles Hironaka / County Planning
Marie Williams / County Planning
Lea Kaiaokamalie / County Planning
Imai Aiu / Deputy Director, County Planning
Ian Costa / Director, County Planning

MEETING PURPOSE

To discuss the final draft and implementation strategy for the Līhu‘e Town Core Urban Design Plan.

Meeting began at 9:15 am.

MEETING SUMMARY

The following is a summary of the main discussion points:

- Imai gave the opening remarks.
- Everyone introduced themselves.
- Marie gave a presentation providing an overview of the plan. She summarized the progress made on the plan since the last CAC meeting and discussed the changes made to the final draft of the plan.
- Outstanding issues were discussed; including the fact that Big Save is non-conforming under the plan (any grocery store over 10,000 square feet is prohibited in the Civic Center neighborhood).
- There was some confusion over where the recommendations for Big Save came from (consultants or CAC?).
- Neil indicated that there was discussion by the CAC on this topic and they did feel Big Save was not an appropriate use of the area, which should be reserved for the expansion of County buildings.
- No consensus was reached on Big Save and it appears the draft plan’s recommendations will have to be vetted in commission and council.
- Next outstanding issue was the Mill Site, which the plan recommends will be designated “Special Treatment – Cultural”. There needs to be clarification regarding what this designation really means for the mill. For example, will this preserve existing buildings?
- Consensus was reached that, at the very least, the site’s function as a “bridge” that connects Līhu‘e together should be preserved.
- Neil said the CAC was told not to develop a conceptual plan for the owner of the property and that limited the CAC’s ability to recommend guidelines for the area.
- Final decision is to leave the “ST-C” designation recommendation.
- Barbara voiced concern over impacts to Nawiliwili Stream, which is polluted. However, this will be a task for the Lihue DP.
- Mark asked how the Kauai Museum is affected by this plan. Does the plan allow the museum to expand based on permits already issued?
- Discussion ensued over the Lihue Business Association’s “Lihue Tomorrow Committee” and the meetings they have had regarding the town core plan over the past year.
- Neil, who is the Chair of Līhu‘e Tomorrow, said that “Lihue Tomorrow” focuses on the need for comprehensive planning in Lihue. Prior meetings discussed the Lihue Bypass Road and how it can make streets more “walkable” – especially Kūhi‘ō Highway. This would be an appropriate task for the Lihue DP.
- Ray mentioned that the bypass will be an important topic in the upcoming Long-range Land Transportation Plan.
- Another topic brought up during Lihue Tomorrow meetings was a “road diet” for Rice Street, as well as a potential parking structure in the Rice Street Shopping Center.
- Discussion turned to specific requirements in Chapter Five, “Neighborhood-specific Design Guidelines”.
- Section 5.3.4.5 “Roof-mounted equipment” requires that all roof-mounted equipment must be shielded. However, there were questions whether this includes solar panels and wind turbines. It is possible that this section conflicts with existing ordinances.

- Reflective roofing is not allowed in the plan, although concerns were expressed that this would not allow for innovative practices that reduce the amount of radiant energy absorbed by the house, thus saving energy. Planning will look into language to allow these practices. Pat reminded everyone that the intent of this recommendation is to maintain the character of Akahi Street.
- The implementing ordinance was discussed. Mike presented possible strategies, one being how O'ahu has created their special design districts. For example, the ordinance could be adopted 1) by reference, 2) via an ordinance that lifts text directly from the plan, or 3) as a policy document that guides the department in handling projects in the neighborhoods.
- The potential timeline for implementation was discussed, including a possible public meeting, and planning commission and county council review and public hearings.
- Planning will draft an implementing ordinance to be reviewed by the County Attorney's Office, which will then be reviewed by the CAC during the next meeting.
- Meeting was adjourned.

The meeting ended at approximately 12 noon.

Submitted 7/30/09 by M. Williams. Changes to meeting summary welcomed.