



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

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FRANCIS DEGRACIA, VICE CHAIR
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MEMBER LORI OTSUKA, MEMBER

MEMORANDUM

DATE: March 8, 2022

TO: Planning Commission

FROM: Clerk of the Commission

SUBJECT: 2nd Addition to the 3/8/2022 Planning Commission Subdivision Committee
Agenda

I. NEW BUSINESS

1. Tentative Subdivision Map Approval

a. Subdivision Application S-2022-8

3. Memorandum Number 2 to Planning Commission.

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
MICHAEL A. DAHLIG, MANAGING DIRECTOR

MEMORANDUM NO. 2 TO PLANNING COMMISSION


RE: Subdivision Application No. S-2022-8
Kukui'ula Parcel X, Phase 2 Subdivision.

Applicant: BBCP Kukui'ula Parcel X, LLC. Et. Al.

ADDITIONAL FINDINGS

Attached for the Planning Commission's reference are public testimony concerning the above referenced subdivision:

- Correspondence from Councilmember Felicia Cowden received March 7, 2022.

By 
Kenneth A. Estes
Staff Planner

Date: 03.07.2022

From: Darrellyne Caldeira
Sent: Monday, March 7, 2022 12:55 PM
To: Planning Department
Cc: Felicia Cowden; Jade Tanigawa; Scott Sato; Jenelle Agas
Subject: Testimony Letter to Planning Commission re Kukuiula
Attachments: Testimony Letter to Planning Commission re Kukuiula.pdf

Aloha Chair Ako and Members of the Planning Commission,

Attached is a testimony from Councilmember Cowden. Should you have any questions, please feel free to contact her at (808) 241-4188.

Thank you,

Darrellyne M. Caldeira
Office of the County Clerk
Council Services Division
4396 Rice Street, Suite 209
Lihū'e, Hawai'i 96766

COUNTY COUNCIL
Arryl Kaneshiro, Chair
Mason K. Chock, Vice Chair
Bernard P. Carvalho, Jr.
Felicia Cowden
Bill DeCosta
Luke A. Evslin
KipuKai Kualii



OFFICE OF THE COUNTY CLERK

Jade K. Fountain-Tanigawa, County Clerk
Scott K. Sato, Deputy County Clerk

Telephone: (808) 241-4188
Facsimile: (808) 241-6349
E-mail: cokcouncil@kauai.gov

Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

March 7, 2022

**TESTIMONY OF FELICIA COWDEN
COUNCILMEMBER, KAUAI COUNTY COUNCIL
ON**

F. NEW BUSINESS (FOR ACTION)

**1. TENTATIVE SUBDIVISION MAP APPROVAL. A. SUBDIVISION
APPLICATION NO. S-2022-8 (BCCP KUKUI'ULA PARCEL X, LLC., ET AL.)
KUKUI'ULA PARCEL X, PHASE 2 SUBDIVISION, PROPOSED 2-LOT
CONSOLIDATION AND RESUBDIVISION INTO 4 LOTS, TMK: (4) 2-6-015:010 &
011, KŌLOA (MAKAI), KŌLOA, KONA, KAUAI, 1) SUBDIVISION REPORT
PERTAINING TO THIS MATTER**

**Planning Commission of the County of Kaua'i
Tuesday, March 8, 2022 at 9:00 a.m.
Meeting Available Via Zoom**

Dear Chair Ako and Members of the Planning Commission:

As an individual member of the Kaua'i County Council, I **OPPOSE** the above-referenced piecemeal Kukui'ula expansion. Rather than portions considered separately, a holistic evaluation is needed because what may appear to be negligible impact may actually be significant when the project is evaluated collectively.

Among my concerns regarding this location are: seabird and wetland habitat destruction; capacity for emergency regional movement in tsunami and flood conditions, especially in the event of a Waita Reservoir dam breach (not adequately studied, limited roads to enable evacuations with increases in population); strain on landfill capacity for increased luxury home construction debris; and monopolization of housing for local people that often occurs when tradespeople are brought over from off-island to build the luxury homes. Furthermore, once housing of this type is built, the new residents of these high-end developments typically are not people who enter the workforce in our local economy—we are losing the ability to house our essential workers across the range of skillsets, including small business owners, service workers, and the trades and professional classes.

Thank you for your consideration of this request. Should you have any questions, please feel free to contact me at (808) 241-4188.

Sincerely,

FELICIA COWDEN
Councilmember, Kaua'i County Council

JA:dmc