



PLANNING COMMISSION

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MEMORANDUM

DATE: November 8, 2021
TO: Planning Commission
FROM: Clerk of the Commission
SUBJECT: 1st Addition to the 11/9/2021 Planning Commission Agenda

F. HEARINGS AND PUBLIC COMMENT

4. New Public Hearing

a. Kaua'i County Council

2. Supplement #1 to Planning Director's Report

Ka'āina S. Hull
Director of Planning



Jodi A. Higuchi-Sayegusa
Deputy Director of Planning

**COUNTY OF KAUA'I
PLANNING DEPARTMENT**

**SUPPLEMENT #1 TO
PLANNING DIRECTOR'S REPORT**

RE: Zoning Amendment ZA-2022-1

APPLICANT: Kaua'i County Council

ADDITIONAL FINDINGS

Attached for the Planning Commission's reference is supplemental information as follows:

- Līhu'e Business Association, Letter of support, Received November 7, 2021

By 
Shelea Blackstad
Staff Planner

F.4.a.2.
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ON November 6, 2021
TO Donna Apisa, Chair, Kaua'i County Planning Commission
RE Testimony in strong SUPPORT of Bill 2834 relating to the Comprehensive Zoning Ordinance and Chapter 22, Kauai County Code 1987, as amended, relating to Public, Safety, and Welfare

Ms Apisa and members of the Kaua'i County Planning Commission:

Considerable attention has been given to the need for and complexities of providing more affordable housing on Kaua'i. Bill 2834 offers a tool to address this need.

Bill 2834 is in line with Smart Growth, the current urban planning and transportation theory, and consistent with the Kaua'i General Plan. They emphasize the value of increased density as a way to mitigate sprawl and increase opportunities for people to live close to where they work, shop and play.

Current Covenants, Conditions and Restrictions, however, often work against this concept by limiting the ability of property owners in a community to create an Additional Dwelling Unit or Additional Rental Unit on their property. Bill 2834 would prohibit CC&Rs and other covenants that run with the land from forbidding ARUs, ADUs, guest houses and long-term rentals.

It would only apply to future CC&Rs that do not yet contain those prohibitions. Any current covenants that contain those restrictions will not be impacted.

The Lihue Business Association strongly supports passage of Bill 2834 as a tool to incentivize property owners to construct ADUs and ARUs where possible, thereby increasing housing opportunities in existing communities. We encourage you to vote unreservedly in its favor.

Yours sincerely,

Pat L. Griffin

**Making Lihue
Our Business**

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