



PUBLIC ACCESS, OPEN SPACE, NATURAL RESOURCES PRESERVATION FUND COMMISSION

JODI A. HIGUCHI SAYEGUSA, CLERK OF COMMISSION

ROBIN PRATT, CHAIR
WILLIAM KINNEY, VICE CHAIR
SPENCER COOK, MEMBER, Ex-Officio
MANUEL CABRAL, MEMBER
TARYN DIZON, MEMBER
NANCY KANNA, MEMBER
MARK ONO, MEMBER
SHAYLYN ORNELLAS, MEMBER
MAI SHINTANI, MEMBER

- The Public Access, Open Space, Natural Resources Preservation Fund Commission meeting will be at:

Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

26 OCT -2 8:52
OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

- **Written testimony** indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Commission's website prior to the meeting (<https://www.kauai.gov/OpenSpace>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.
- **Oral testimony** will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- **IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ADAVIS@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**

**PUBLIC ACCESS, OPEN SPACE, NATURAL RESOURCES PRESERVATION FUND
COMMISSION**

MEETING NOTICE AND AGENDA

**Thursday, October 08, 2026
1:00 p.m. or shortly thereafter**

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES of the meeting(s) of the Commission

1. August 13, 2026

E. RECEIPT OF ITEMS FOR THE RECORD

F. GENERAL BUSINESS

1. Discussion on a proposal to acquire the former Coco Palms property located in Wailua, Kaua'i, Hawai'i identified as Tax Map Key (4) 4-1-003:007 (Preliminary Report dated 8/4/2026)

G. COMMUNICATIONS

H. UNFINISHED BUSINESS (For Action)

I. NEW BUSINESS (For Action)

1. Preliminary report and recommendation on the proposal to acquire the Camp Alan Faye property located in Waimea, Kaua'i, Hawai'i identified as Tax Map Key (4) 1-4-001:015
 - a. Preliminary Report dated 9/28/2026

J. EXECUTIVE SESSION

EXECUTIVE SESSION: Pursuant to Hawai'i Revised Statutes 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with County's legal counsel on questions, issues, status, and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. Update on a proposal to acquire the former Coco Palms property located in Wailua, Kaua'i, Hawai'i identified as Tax Map Key (4) 4-1-003:007 (Preliminary Report dated 8/4/2026)

RECEIVED

26 OCT -2 AM 52

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

2. Preliminary report and recommendation on the proposal to acquire the Camp Alan Faye property located in Waimea, Kaua'i, Hawai'i identified as Tax Map Key (4) 1-4-001:015

- a. Preliminary Report dated 9/28/2026

K. ANNOUNCEMENTS

1. Topics for Future Meetings.
2. The following regularly scheduled Open Space Commission meeting will be held at 1:00 p.m., or shortly thereafter, on November 12, 2026. The Open Space Commission anticipates this meeting to be held in-person at the Līhu'e Civic Center, Moikeha Building 2A/2B, 4444 Rice Street, Līhu'e, Kaua'i, Hawai'i. The Commission will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

L. ADJOURNMENT

Draft to be Approved

OPEN SESSION MEETING MINUTES

Board/Commission		Public Access, Open Space, Natural Resources Preservation Fund Commission	Meeting Date:	August 13, 2026	
Location	Līhu`e Civic Center, Mo`ikeha Building, Meeting Room 2A-2B 4444 Rice Street, Līhu`e, Kaua`i, Hawai`i		Start of Meeting: 1:02 p.m.		End of Meeting: 2:53 p.m.
Present	Vice Chair William Kinney. Commissioners: Manuel Cabral, Taryn Dizon, Mark Ono, Shaylyn Ornellas, and Ex-Officio Spencer Cook (<i>in at 1:03 p.m.</i>) Also present: Deputy County Attorney Laura Barzilai. Planning Department Staff: Deputy Planning Director Jodi A. Higuchi Sayegusa, Planner Shalea Koga, and Open Space Secretary Brent Sokei. Office of Boards and Commissions: Administrator Ellen Ching and Commission Support Clerk Celine De Leon.				
Excused	Chair Robin Pratt. Commissioners: Nancy Kanna and Mai Shintani.				
Absent					

SUBJECT	DISCUSSION	ACTION
A. Call to Order	Vice Chair Kinney called the meeting to order at 1:02 p.m.	
B. Roll Call	Deputy Planning Director Jodi A. Higuchi Sayegusa verified attendance by roll call. Commissioner Manuel Cabral replied here. Commissioner Taryn Dizon replied here. Commissioner Nancy Kanna was excused. Commissioner Mark Ono replied here. Commissioner Shaylyn Ornellas replied here. Commissioner Mai Shintani was excused. Ex-Officio Spencer Cook was not present at roll call (<i>in at 1:03 p.m.</i>) Vice Chair William Kinney replied here. Chair Robin Pratt was excused.	Quorum was established with

SUBJECT	DISCUSSION	ACTION
		five (5) commissioners present.
C. Approval of Agenda	Ms. Higuchi Sayegusa requested that the Commission move agenda item J.1., Executive Session, prior to agenda item F.1., noting that County Attorney Andrew Micheals was waiting on online via Microsoft Teams to discuss the matter with the Commission.	Ms. Ornellas moved to approve the agenda as amended. Ms. Dizon seconded the motion. Motion carried 5:0.
D. Minutes of the meeting(s) of the Commission	1. June 5, 2026	Vice Chair Kinney moved to approve the meeting minutes of June 5, 2026, as presented. Ms. Dizon seconded the motion. Motion carried 5:0.
E. Receipt of Items for the Record	There were no receipt of items for the record.	
J. Executive Session	Pursuant to Hawai'i Revised Statutes 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with County's legal counsel on questions, issues, status, and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters: <u>J.1. Update on Kukui`ula Bay Access through the former Hoban or Leight property (currently, Kaikapu LLC property) located in Koloa District, Kona Moku, further indicated as Tax Map Key (4) 2-6-003:017.</u> DCA Barzilai read the Executive Session notice into the record.	

SUBJECT	DISCUSSION	ACTION
	There being no objections, the Open Session meeting was recessed at 1:10 p.m., for the Commission to enter Executive Session.	Ms. Ornellas moved to enter Executive Session. Mr. Ono seconded the motion. DCA Barzilai conducted a roll call vote: Commissioner Shalyn Ornellas – Aye Commissioner Taryn Dizon – Aye Commissioner Mark Ono – Aye Commissioner Manuel Cabral – Aye Vice Chair William Kinney – Aye Motion carried 5:0.
Call To Order in Open Session	Vice Chair Kinney called the Open Session meeting back to order at 1:34 p.m.	
F. General Business	<u>2. Discussion regarding the beach access leading to North `Aliomanu Beach along Kukuna Road.</u></p> <p>Ms. Koga provided an overview of the `Aliomanu access along Kukuna Road, noting that	

SUBJECT	DISCUSSION	ACTION
	the former road became a public access route but was not conveyed to the County through the typical easement process. The access also serves nearby residences, with “No Parking” signage in place. Visitors are expected to park outside the access and walk to the beach via a small trail. The designated parking area is currently overgrown, so vehicles have been parking farther down the road. Ms. Dizon asked if this was different from the access being pursued from the bridge. Ms. Ornellas noted that the previous parking area was at the end on the left. Ms. Koga noted that the left turn leads to the existing access, while continuing down leads to the proposed access on Mr. Crabtree’s property. Ms. Dizon asked if visitors park on the Anahola side of the bridge and cross it to access the area. Ms. Koga noted the proposed Crabtree access is on the same side, about 700 feet away. Ms. Dizon asked if the existing access is sufficient or if the Crabtree access is still needed. Ms. Koga clarified that the access is already in the County inventory and does not need to be acquired. Ms. Ornellas asked if the site visit confirmed parking and vehicle access concerns. Ms. Koga noted limited parking, potential driveway obstruction, and neighbor “No Parking” signage, and suggested the Permitted Interaction Group (PIG) consider	

SUBJECT	DISCUSSION	ACTION
	additional signage directing visitors not to park on the access. Ms. Ornellas asked for Ms. Koga’s recommendations on whether the access is sufficient aside from signage, noting that improvements could impact residents. Ms. Koga recommended clearer signage identifying the easement, walking trail, and appropriate parking area to reduce impacts on residents. She noted that parking and vehicles sometimes block residents’ driveways. The PIG is reviewing access sites islandwide and will develop recommendations for improvements or signage to bring to the Open Space Commission. Mr. Ono asked how far the overgrowth extends and the limits of County property. Ms. Higuchi Sayegusa noted County crews routinely clear vegetation along the right-of-way. Mr. Ono assumed the area where the two cars were parked was County property. Ms. Higuchi Sayegusa confirmed the cars were parked within the right-of-way. Ms. Koga noted that a survey would be needed to determine the extent of County versus private property. With no further discussion, the Commission moved onto the next agenda item.	

SUBJECT	DISCUSSION	ACTION
	<u>3. Update regarding the recommendation to the County Council for condemnation of the Aliomanu Beach Access located on Tax Map Key (4) 4-9-004:013.</u> DCA Barzilai said a favorable meeting was held with the landowner, and a right of entry is being executed. Once complete, the Planning Department will procure a surveyor to define the access and legal description for the anticipated voluntary easement. Ms. Koga said the procurement process has started and surveyors have been selected. She is awaiting a quote and schedule, with the survey expected to take place within a couple of months once the easement is finalized. Ms. Ornellas asked if the item was deferred at the Council meeting. Ms. Koga confirmed the item was deferred to avoid condemnation while working with the landowner. Ms. Koga said she believes the item was deferred to October. DCA Barzilai said easement negotiations will begin after the survey, with initial plans addressing coconut trees and maintenance. With no further discussion, the Commission moved onto the next agenda item.	
G. Communications	There were no communications.	

SUBJECT	DISCUSSION	ACTION
H. Unfinished Business (For Action)	<u>1. Discussion and action on proposed amendments to the Rules of Practice and Procedure of the County of Kauaʻi Public Access, Open Space, and Natural Resources Preservation Fund Commission, included an amended Chapter V. relating to the report process, and new Chapter VI. relating to a new application process for maintenance grants.</u> a. Proposed rule amendments pertaining to this matter. Ms. Higuchi Sayegusa reported that, following Chapter 91 rulemaking hearings and input from the Hawaiʻi Island Land Trust, revisions were incorporated into Chapters V and VI. For Chapter VI, legal counsel confirmed that maintenance grant funds may also cover monitoring and enforcement of conservation easements and related stewardship requirements. The amended Chapters V and VI were included in the packet and are ready for adoption. DCA Barzilai clarified that while costs associated with monitoring and enforcement are eligible under Section 1-6-3(c)(iv), litigation costs and attorney fees should be excluded. She explained that monitoring and enforcement may include stewards identifying deficiencies or violations, but legal action against property owners would exceed the intended scope of maintenance grants as approved by Council. Ms. Higuchi Sayegusa stated that additional language would be added to the exhibit to clarify the provision. DCA Barzilai suggested adding the language “excluding attorney’s fees and litigation costs” to clarify the provision. Ms. Higuchi Sayegusa clarified that item 1-6-3(c)(iv) would be amended to allow costs	

SUBJECT	DISCUSSION	ACTION
	associated with monitoring and enforcement of deed restrictions or conservation easements, excluding attorney’s fees and litigation costs. DCA Barzilai asked whether a Small Business Regulatory Review (SBRR) was necessary for this item. Ms. Higuchi Sayegusa stated that a SBRR was not necessary because the rules are unlikely to impact small businesses and primarily apply to entities seeking Open Space Commission funds. DCA Barzilai stated that the next step was a public hearing. Ms. Higuchi Sayegusa stated that the Commission could adopt the rules or defer action.	Ms. Ornellas moved to adopt the amended Chapter V. and Chapter VI with the addition of language in Section 1-6-3, c. iv., to include “excluding attorney’s fees and litigation costs.” Mr. Ono seconded the motion. Ms. Higuchi Sayegusa conducted a roll call vote: Commissioner Cabral – Aye Commissioner Dizon – Aye Commissioner Ono – Aye Commissioner Ornellas – Aye

SUBJECT	DISCUSSION	ACTION
	With no further discussion, the Commission moved onto the next agenda item.	Vice Chair Kinney – Aye Motion carried 5:0.
I. New Business (For Action)	1. <u>Preliminary report and recommendation on the proposal to acquire the former Coco Palms property located in Wailua, Kauaʻi, Hawaiʻi identified as Tax Map Key (4) 4-1-003:007.</u> a. Preliminary Report dated 8/4/2026. Ms. Koga presented Preliminary Report #1 on the possible acquisition of the 12.57-acre former Coco Palms Resort property in Wailua. The property could fulfill several Open Space Fund purposes, including preservation of historic, cultural, scenic, and open-space resources. She mentioned that the main concern is the cost, as the acquisition price exceeds the approximately \$3 million currently available in the fund after pending commitments. The department would also need to identify additional funding sources, evaluate long-term maintenance and stewardship, and determine the property owner’s willingness to participate. She noted that I Ola Wailuanui has expressed interest in preserving and restoring the former Coco Palms property, although the department has not yet contacted the organization. At this time, the department recommended that they continue researching the potential acquisition and return with a final evaluation and recommendation. They are not recommending acquisition currently. Vice Chair Kinney agreed with continuing the evaluation, noting that the property aligns with the Commission’s goals but presents significant challenges due to its cost and uncertainty over the owner’s willingness to sell. He emphasized exploring whether a local	

SUBJECT	DISCUSSION	ACTION
	nonprofit could partner with the Planning Department and Commission on a potential acquisition. Mr. Ono agreed with continuing the evaluation and making no recommendation at this time. He requested additional information on ownership of the surrounding properties, including the state park, nearby heiau, and park across the canal. Ms. Koga clarified that the proposed acquisition would be limited to the RP21-owned parcel, while the surrounding properties are state-owned. She agreed to further research into potential nonprofit partners and noted the significant maintenance resources required if the County were to acquire the property. Ms. Higuchi Sayegusa noted that the property presents a unique situation because it includes existing structures and exceeds available Open Space funds. She explained that any potential land grant would require a nonprofit steward to submit a vision, proposal, and funding plan. She emphasized that the Commission would need to research the property and clarify the Council Chair's intended vision and potential partners before determining next steps. Ms. Ornellas noted the property's significant cultural and archaeological importance and the challenges associated with its acquisition. She emphasized the importance of engaging the appropriate cultural, community, governmental, and private stakeholders and expressed support for a collaborative public-private-community approach. She suggested that the Commission could serve as a galvanizing force to bring interested parties together and viewed the preliminary report as an opportunity to further explore the property's cultural and historical significance and potential future uses.	

SUBJECT	DISCUSSION	ACTION
	Ms. Dizon emphasized the property’s unique cultural significance and the importance of preserving its generational knowledge and traditions. She agreed that community unity and a shared vision are needed and suggested exploring various funding avenues, including potential additional County funding, given the significant acquisition cost. Ms. Koga suggested reaching out to I Ola Wailuanui as a potential partner and reiterated the department’s recommendation for further research before making a final recommendation. Ms. Dizon asked whether Council Chair had additional information. Ms. Higuchi Sayegusa said the Council Chair left the request broad and is seeking the Commission’s expertise. Ms. Dizon asked who the Commission could collaborate with. Ms. Higuchi Sayegusa said they are seeking the Commission’s direction. Ms. Dizon questioned the vision for the property, including whether the structures would be retained or demolished, given the significant costs involved. Ms. Ornellas noted the property’s flood-zone designation, shoreline setbacks, and topography create significant development challenges and costs. She also emphasized the presence of iwi kūpuna and traffic concerns, noting the landowner may be willing to dedicate a lane for traffic improvements. Mr. Ono asked whether the group involved Mr. Mason Chock and Councilmember Fern	

SUBJECT	DISCUSSION	ACTION
	Holland. Ms. Ornellas confirmed that they were involved. DCA Barzilai clarified that Councilmember Fern Holland is no longer with the group. Mr. Ono suggested seeking input from the State and exploring Kamehameha Schools' potential involvement. Ms. Dizon noted that the property is not currently for sale, making discussions challenging. Mr. Ono noted that the acquisition process is part of the discussion. Ms. Dizon suggested that condemnation may be necessary. Ms. Higuchi Sayegusa explained that if the Commission supports further evaluation, the next steps would include contacting the landowner, assessing the property's value, and exploring potential acquisition options. The Commission should also identify potential partners, a future steward, and possible grant recipients under the Open Space Fund rules. Ms. Ornellas opposed contacting the landowner at this stage and recommended first engaging the community and identifying interested groups. She emphasized building broad community support before approaching the landowner. DCA Barzilai noted that expectations surrounding the property can be inflated due to limited information. She suggested assessing the landowner's position, permit status, and development possibilities early to establish realistic expectations, while noting that	

SUBJECT	DISCUSSION	ACTION
	contacting the landowner is not legally required and not her legal advice to the Commission. Ms. Ornellas stated that the landowner recognizes the public interest and the opportunity for a public-private partnership. DCA Barzilai agreed that the landowners are aware of the public interest and suggested the Commission consider its impact on their plans, including potential condemnation and litigation. Vice Chair Kinney viewed the situation as an opportunity for collaboration and co-management, noting potential partnerships among nonprofits, government, and transportation hub efforts. He supported further research to explore these opportunities. Ms. Dizon asked whether Ms. Koga would engage with community groups and nonprofits to identify opportunities for support. Ms. Ornellas asked about the appropriate process for engaging the community and assessing its interests. DCA Barzilai suggested soliciting public testimony to understand community perspectives, identify knowledge gaps, and clarify realistic options. Ms. Koga suggested voting on further research, identifying community groups and partners, and assessing their capacity, funding, and potential acquisition costs, while relying on commissioners' community knowledge to identify appropriate stakeholders.	

SUBJECT	DISCUSSION	ACTION
	DCA Barzilai noted the acquisition would involve either a voluntary sale or not and supported community testimony. Ms. Higuchi Sayegusa noted that the process remains open-ended after the preliminary evaluation and that the Commission can determine how to proceed. Ms. Ornellas requested an update on the status of the property's permits. DCA Barzilai clarified that this would include the property's zoning entitlements and building permits. Ms. Ornellas requested clarification on how much time remains on the renewed zoning entitlements and building permits, noting the landowner's efforts to secure project funding. DCA Barzilai clarified that building permits are separate from zoning entitlements, which run with the land unless revoked. Ms. Ornellas questioned the landowners' repeated appearances before the Planning Department. DCA Barzilai noted that the landowners provide annual status updates, with minimal progress reported at the last update due in part to pending litigation. Ms. Ornellas asked when the last update was to which DCA Barzilai replied that it as in March.	

SUBJECT	DISCUSSION	ACTION
	Ms. Ornellas noted that the update occurred before the funder came in. Ms. Dizon suggested researching whether the County Council would provide additional funding to support a potential acquisition or condemnation before approaching the owners. DCA Barzilai noted that costs extend beyond acquisition to include ongoing maintenance and necessary future work. Ms. Dizon asked whether County Council would support the Commission in exploring this. Ms. Higuchi Sayegusa noted that a comprehensive acquisition, maintenance, and stewardship plan is needed before seeking Council funding. DCA Barzilai suggested clarifying the Commission’s purposes and criteria as a legitimate starting point for the exploration. Mr. Ono requested clear communication guidelines to ensure commissioners understand their roles and boundaries when engaging with the community. DCA Barzilai advised commissioners to direct interested third parties, landowners, or stewards to address the Commission directly.	Ms. Dizon moved to accept and approve the preliminary recommendation of the proposal to acquire the former Coco Palms property. Mr. Cabral seconded the motion. Motion carried 5:0.

SUBJECT	DISCUSSION	ACTION
	<i>Ms. Dizon left the meeting at 1:47 p.m., and the commission continued with no quorum.</i> Ms. Ornellas asked whether commissioners may engage organizations or trusts for input on the project. Ms. Higuchi Sayegusa agreed, noting that commissioners should not make promises. With no further discussion, the Commission moved onto the next agenda item.	
K. Announcements	Ms. Higuchi Sayegusa noted that the next meeting is on September 10, 2026, with Coco Palms also on the agenda.	
L. Adjournment		Vice Chair Kinney adjourned the meeting at 2:53 p.m.

Submitted by: Celine De Leon
Celine De Leon, Staff Support Clerk

Reviewed and Approved by: _____
William Kinney, Vice Chair

() Approved as circulated on _____
() Approved as amended. See minutes of _____ meeting.

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

Public Access, Open Space, and Natural Resources Preservation Fund Commission ("Open Space Commission")

PRELIMINARY REPORT

I. SUMMARY

Consideration of the possible acquisition of the Camp Alan Faye property, located in Waimea, Kaua'i.

Open Space Commission action may include any of the following actions:

1. Recommendation that the County Council consider acquiring the property using Open Space Funds; or
2. A recommendation that the County Council NOT consider acquiring the property; or
3. A recommendation to defer consideration.

II. BACKGROUND OF PROPERTY

PROJECT INFORMATION			
Parcel Location:			
Tax Map Key(s):	(4) 1-4-001:015	Area:	29 acres
LAND USE DESIGNATIONS & VALUES			
Zoning:			
State Land Use District:	Conservation		
General Plan Designation:	Parks and Recreation		
Real Property Assessed Value:	\$883,000		
Market Value:	\$2,700,000		
Owner(s):	BOY SCOUTS OF AMERICA - ALOHA COUNCIL		
Owner Response:	Currently for sale at \$2,700,000		
Date Public Recommendation Received:	September 2, 2026		
Preliminary Report Date:	September 28, 2026		

III. PROJECT DESCRIPTION AND USE

The subject lot of record is approximately 29 acres in size and is located in Waimea Ahupua'a, Kona Moku, Kaua'i, Hawai'i. Camp Alan Faye, also known as the Kōke'e Scout Reservation, is located in the Kōke'e and Waimea Canyon State Park area near the rim of Waimea Canyon. The property is surrounded by State park land and is located within the Resource Subzone of the State Land Use Conservation District.

OCCL records indicate that the camp was developed in 1913. The property has been used for scout outings, summer camp, staff training, and structured programs for other community organizations. Existing facilities include a cabin used for an office and first aid, sleeping quarters, a trading post, a comfort station, a campfire gathering area, and unimproved campsites. Access to the property is from Kōke'e Road via the unpaved Kauhao Ridge Road.

IV. FINDINGS AND BACKGROUND

The lot of record is currently offered for sale or lease. The offering memorandum lists a sale price of \$2,700,000.

The lot of record is developed as Camp Alan Faye, also known as the Kōke'e Scout Reservation. The camp includes cabins, a trading post, a comfort station, a campfire gathering area, and unimproved campsites. The property has been used for scout outings, summer camp, staff training, and structured programs for other community organizations.

The proposal to evaluate acquisition of Camp Alan Faye was referred to the Public Access, Open Space, Natural Resources Preservation Fund Commission by Councilmember Fern Holland in an email dated September 2, 2026. The proposal did not identify a specific use for the property following a potential County acquisition.

Councilmember Holland has also provided leads for potential stewards for the Planning Department to contact. Should the Commission direct the Department to conduct additional research, the Department may follow up with those leads to evaluate their interest and capacity to help operate or maintain the property.

V. EVALUATION

The following should be considered regarding the possible acquisition of the property:

Under Rules of Practice and Procedure of the County of Kaua'i Public Access, Open Space, and Natural Resources Preservation Fund Commission, as amended on April 14,

2016, (Open Space Rules) §1-5-4, the possible acquisition of the property complies with the criteria for acquisition:

- 1. The proposal fulfills at least one of the Commission's purposes, specifically the following:**
 - a. Public outdoor recreation and education, including access to beaches and mountains
 - b. Preservation of historic or culturally important land areas and sites
 - c. Protection of significant habitats or ecosystems, including buffer zones
 - d. Preserving forests, beaches, coastal areas and agricultural lands
 - e. Conserving land in order to reduce erosion, floods, landslides, and runoff
 - f. Improving disabled and public access to, and enjoyment of, public land and open space
 - g. Acquiring disabled and public access to public land, and open space
 - h. Conserving land open space and scenic values

The proposed acquisition has the potential to fulfill several of the Commission's purposes. Camp Alan Faye has been used for camping, scout outings, and outdoor education in the uplands of Waimea. Acquisition may provide an opportunity to continue these activities and expand public outdoor recreation and education, including access to the mountains. The approximately 29-acre property is largely forested, and acquisition may preserve its forested character. The property may also support the protection of significant habitats or ecosystems. A botanical survey documented 13 native plant species, with most observed along the northern edge of the property, including koa, 'ōhi'a lehua, maile, 'uki, and a'ali'i.

- 2. The cost for the acquisition *may* be commensurate to the public interest served by the property's acquisition.**

The cost of acquiring the property may be commensurate with the public interest served by its acquisition. The property is offered for sale at an asking price of \$2,700,000 and presents an opportunity to preserve approximately 29 acres of forested land for outdoor recreation and education. An appraisal and further evaluation of potential public uses would help determine whether the acquisition cost is commensurate with the public benefit.

- 3. The process for acquiring the property *may* be commensurate to the public interest served. Factors may include, but are not limited to:**

- a. **The type of property interest that is proposed for acquisition (for example, an easement versus fee simple ownership)**
- b. **Whether or not the acquisition will be an adversarial process.**

The process for acquiring the property may be commensurate with the public interest served. The property is being offered for sale as a fee simple interest. The Planning Department has met with representatives of the property owner, who indicated a willingness to work with the County. Based on these preliminary discussions, an adversarial acquisition process is not anticipated.

4. **The property would require maintenance; however, the cost implications for the maintenance requirements could be reasonable and commensurate to the public interest served.**

The Planning Department recognizes that acquisition of the property would result in ongoing maintenance and management responsibilities for the camp facilities, access road, and forested areas. At this preliminary stage, the long-term maintenance requirements, associated costs, and potential managing entity have not been evaluated. Should the Commission determine that the proposal warrants further consideration, the Planning Department will assess anticipated maintenance needs, management options, and potential stewards. This work may include follow-up with the potential stewards identified by Councilmember Holland to evaluate their interest and capacity to participate in the long-term stewardship and maintenance of the property.

5. **In addition, pursuant to Section 1-5-5 of the Open Space Rules, any proposed acquisition that contains extremely dangerous attributes in the land or that poses a risk of serious injury or death shall not be recommended.**

There do not appear to be any prohibitive factors for acquisition of the subject property.

VI. DOSSIER RECOMMENDATION PROCESS

Under §1-5-7 of the Commission's rules, a recommendation outside the biennial report requires the Commission to find that the acquisition criteria are met, that the property has no prohibitive factor, and that delaying action until the next biennial report would result in significantly greater expense, an adversarial acquisition process, or both. A dossier recommendation must also include an acquisition plan.

The Planning Department recommends that the Commission consider the proposed acquisition through the dossier process rather than wait for the next biennial report. Camp Alan Faye is currently offered for sale on the open market, and the 2024–2025 Biennial Report was transmitted earlier this year. Waiting for the next biennial report could cause the County to miss the opportunity to pursue a negotiated acquisition from the current owner. If the property is sold in the meantime, acquiring it from a subsequent owner could involve significantly greater expense or an adversarial process.

This preliminary report evaluates the acquisition criteria and finds no prohibitive factor. Should the Commission direct the Planning Department to conduct further research, the Department would prepare an acquisition plan and initiate an environmental assessment for the property under Chapter 343, Hawai'i Revised Statutes. The Department would present the findings and acquisition plan to the Commission in its final report for consideration of a dossier recommendation.

VII. CONCLUSION

Based on the information contained in the Report's Findings and Evaluation, the Planning Department concludes the following:

1. Acquisition of the property may fulfill at least one of the Commission's purposes for public access, open space, and natural resources preservation.
2. The cost for the acquisition may be commensurate to the public interest served.
3. The process for acquiring the property may be commensurate to the public interest served.
4. The property would require maintenance; however, the cost implications for the maintenance requirements could be reasonable and commensurate to the public interest served.
5. In addition, pursuant to Section 1-5-5 of the Open Space Rules, any proposed acquisition that contains extremely dangerous attributes in the land or that poses a risk of serious injury or death shall not be recommended.
6. The Planning Department recommends that the Commission consider the proposed acquisition through the dossier process.

VIII. RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby recommended that the possible acquisition of the subject property be further evaluated and memorialized in the Planning Department's final evaluation and recommendation.

This report may not represent the Planning Department's final recommendation in view of the forthcoming public hearings before the Open Space Commission where the entire record should be considered prior to decision making. The entire record includes but is not limited to:

1. Government agency comments, if any;
2. Testimony from the general public and interested others; and
3. The landowner's response to an inquiry for acquisition.

By 
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By 
JODI A. HIGUCHI SAYAGUSA
Deputy Director of Planning

Date: 9-30-26