

# Meeting Log

## Koloa-Poipu Area Circulation Plan

Prepared: 6/23/06  
by: SMM and JMR

### Resort Developers Meeting June 14, 2006

#### Participating:

Developers: Tom Applegate, Stacey Wong, Valerie Murray, Glenn Kaser, Will Summerhays, Alan Smith, Avery Youst, Jim Kilcoy, Scott Gates, Greg Kamm, Terry Kamen, Eric Crispin and Mike Thompson

Charlier Associates: Jim Charlier, Jacob Riger, and Scott McCarey

#### Notes:

- After introductions, Terry Kamen provided a brief history of events leading up to this point.
- Jim Charlier discussed the three elements of the Koloa-Poipu Area Circulation Plan. First, the plan will develop a macro analysis of the traffic demand for all new development. (He noted that current Traffic Impact Analysis Reports (TIARs) analyze individual projects in isolation.) Second, an action plan will be developed that lists priority projects by implementation timeframe. Third, each project will include a planning-level cost estimate, potential funding sources, and implementation responsibility.
- The issue of funding was then discussed at further length. Terry noted that there is \$3 billion in development coming online and that current development generates approximately \$24 million annually in property taxes that could be used for transportation improvements. The sentiment was expressed that transportation improvements should be funded through community improvement bonds, set-asides from taxes already paid, or a similar mechanism. The developers felt that traffic impact fees were not an appropriate funding mechanism because, in their view, the collection of current projects represents the majority of development anticipated to occur in the area for the foreseeable future. Jim agreed that we will need to pay attention to the issue of credits.
- Jim then briefly summarized our meeting with Public Works staff (see separate meeting log).
- The developers expressed that they are looking for more predictability in the entitlement process. Requirements seem to vary by project, reducing the reliability of future agreements as well as the certainty in the development review and approval process.
- A primary concern expressed by the developers is that the County Administration and staff support and “buy into” the Koloa-Poipu Area Circulation Plan. Full acceptance provides incentive for the developers to fund the plan as an investment to ensure the certainty that their projects can continue to move forward. Eric Crispin noted that formal endorsement will be needed from the Kaua’i County Council as well as buy-in from County staff. It was also noted that there may be some sensitivity among County officials that this plan is



being funded by the developers and that the plan's recommendations could be viewed skeptically.

- Eric suggested that we make a presentation to the Kaua'i County Planning Commission. It was also discussed that we (Jim Charlier) needs to meet with the Mayor to help garner support for the plan.
- Jim discussed the issue of connectivity as an alternative to road widening to add capacity and to create a more efficient roadway network. Large developments with only one or two ingress/egress points were noted as areas with poor connectivity. Within this discussion, developers stated that they would greatly oppose changes to internal design at this point in the process as it would delay construction considerably.
- The meeting concluded with a discussion about the plan's implementation. The developers stressed that implementation is key because otherwise they will feel like they are wasting their time. There was also discussion of how to work with the County to include the final plan in the County's General Development Plan update and overall planning process.

