Opportunities for Community Actions Against Glamping in Princeville

Please Save Princeville Open Space. The Starwood Capital Group's Glamping Project is an Ill-conceived resort expansion into the heart of residential neighborhoods. This will forevermore open the door for development of all Princeville open space. It is just a bad idea which will lower the quality of life for the community.

The purpose of this short document (which will be updated as new dates/information is available) is to inform homeowners and other stakeholders about what they can do (letters, attend meetings, verbal testimonials, etc.) to act against Starwood Capital Group's (SCG) proposed resort expansion, commonly known as Glamorous Camping "Glamping", on the Makai Woods Golf Course Holes 1 thru 3, located within the beautiful community of Princeville, Kaua'i HI. There are three sections below: (A) a list of Stakeholders related to the permitting process, (B) Glamping Impacts, and (C) a flow chart (next page) that walks through the Glamping permit process, and especially important, action items are underlined and marked with a \$\mathbb{G}\$ that homeowners and other stakeholders can focus their attention and energy on.

A. Stakeholders Involved with the Glamping Permit Process Under Kaua'i County

- 1. PHCA Members/Homeowners
- 2. Impacted homeowners within 300 ft of project can petition to attend certain closed or contested Hearing
- 3. PHCA Board and respected PHCA Emeritus (e.g., Rory Enright)
- 4. Volunteers acting as Intervenors
- 5. Environmental Groups / Animal Protection Groups / SOS HUI (open space protection)
- 6. **Cultural** Preservation Groups / **Burial and Historic** Site Groups
- 7. Golf Course Employees and Golfers
- 8. Starwood Capital Group (SCG) / Venture Capitalists and Shareholders Investing in SCG project
- 9. Kaua'i Planning Department Gov't Service Jobs, part of Kaua'i Executive Branch
- 10. Kaua'i Planning Commission Appointed by Mayor's Office part of Kaua'i Executive Branch
- 11. Kaua'i County Council Elected Officials Kaua'i Legislative Branch
- 12. Kaua'i Mayor Elected Official Head of Kaua'i Executive Branch

B. Resort Expansion "Glamping" Impacts

- 1. Hurricane hazard from tent destruction a very significant, likely life-threatening safety issue
- 2. **Constant Noise Generation**: 150 people concentrated in tiny acreage in 50 "structures", housekeeping and room service, Luau stage, endless event gatherings, and landscaping noise most of the week
- 3. Traffic congestion with significant road wear and increased pedestrian safety issue at path crossings
- 4. **Valet parking additional traffic & noise impact** with 24x7 service to/from 1 Hotel to Makai/Glamping expanded parking lot
- 5. Permanent open space destruction
- 6. Habitat destruction, with potential future development from tents-to-houses based on buried utilities
- 7. **Loss of water and drainage** reclamation system at current golf course
- 8. Using existing R2 water not allowed will need retention ponds etc.
- 9. Garbage generation a significant increase for a small island
- 10. Air Pollution from 50 fire pits that continuously, year round, produce greenhouse gas and fire hazards
- 11. Electric system stress (notable numbers of outages in this area already due to system age)
- 12. Sewage system stress on treatment plant
- 13. Fresh water supply stress in Princeville which has multiple restrictions per year and deteriorated tank
- 14. Crime rate increase near high-end "tent" site, with Trespassers invading private property
- 15. Quality of life reduction for the community

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C. Princeville Glamping Permit Process Flow Diagram - With Actions (%)

1 (Done) - Draft Application submitted to Planning for prereview

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2 (Done) - Draft App not complete, returned to SCG with feedback

3 (In Progress) -Reapplication incorporating feedback from SCG to Pl.Dpt.

4 - Re-Review Reapplication:

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- 4a If Complete Notice of completed application accepted. Intake and assign permit numbers and determine a Public Hearing Date - this is where 2822 if not signed into law, does not help holes 1-3 project
- 4b If not complete Returned as not complete with feedback - again (remains a draft review and is not assigned a permit number)

STEP 1 - ONCE COMPLETED AND INTAKE IS DONE at PD

- **5** SCG will need to inform 85% of all Homeowners that are located 300 feet from property line (entire parcel, not just where the project is located on parcel) This is done by certified mail and/or hand delivery.
- 6 Individual or a Group can then FILE a Petition to Intervene (also called Contested Hearing). This petition has to be filed within 7 days of the public hearing date (earlier is better).

STEP 3 - PUBLIC OPEN HEARING

14 - SUBMIT exhibits, letters, testimonials, etc. to the Commission - due 7 days (earlier is better) prior to the subsequent public hearing date (set in box 13).

STEP 2 - CLOSED/CONTESTED HEARING

- 7 On date of *originally* planned public hearing (box 4a) - Commission will address the petition first - they will decide on who is able to be an intervenor. A notice is sent out to all intervenors with a scheduled date for a Contested Hearing and Pre Hearing.
- 8 ATTEND Pre Hearing with both parties will be \$ held (going over process and rules and behavior).
 - 9 ATTEND Contested Case both parties (and experts/attorneys) will sit down with Hearing Officer and present concerns and any compromises.
 - 10 Hearing Officer writes a final report and will distribute to Commission and parties involved.
- 11 Parties can then FILE exception or support S to the Hearing Officer letter.
 - 12 Commission will either adopt, modify, add to the Hearing Officer's final report (called conditions to the permit) or the Commission can reject the Hearing Officer's report altogether forcing the developer to either give up or sue the County.
 - 13 Entire process moves to STEP 3 -Commission will then set a date for the subsequent Public Hearing (open to all public).

15 - ATTEND Public Hearing

- Staff Findings from Planner
- Q&A from commission
- Open to Public by commission chair short, non-duplicative testimonials and Q & A
- SCG allowed to go first
- Public testimony ~2-3 min's each

16 - Commission decides to either close the meeting and go to ruling or to schedule a continuance if more facts are needed.

OR

17a - Ruling to approve. disapprove, or conditionally approve.

17b - Schedule Continuance with Follow Up Hearing.

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