

Mori, Ashley

From: Morrison, Bethany
Sent: Monday, September 09, 2019 9:12 AM
To: General Plan
Cc: Mori, Ashley
Subject: FW: General Plan Speak Out, proposed amendment
Attachments: draft Hawaii County General Plan and CDP Implementation.doc

Ashley, Please intake.

Thank you,
Bethany

From: [REDACTED]
Sent: Wednesday, September 4, 2019 1:34 PM
To: Surprenant, April <April.Surprenant@hawaiicounty.gov>; Morrison, Bethany <Bethany.Morrison@hawaiicounty.gov>
Subject: General Plan Speak Out, proposed amendment

Hi April and Bethany,

I've attached a suggested amendment to the draft GP. The purpose is to provide further description of the link between the GP and CDP's as well as the role CDP's are intended to play in GP Implementation. I took most of the language out of Chapter 15 of the 2005 GP and updated it.

Mahalo!

[REDACTED]

PLANNING DEPARTMENT
COUNTY OF HAWAII

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COMMUNITY DEVELOPMENT PLANS

The purpose of a Community Development Plan (CDP) is to further define the General Plan's goals, objectives, and policies in order to identify and implement, as needed, more specific goals, objectives, policies and strategies for community-based actions especially applicable to the planning area's unique characteristics. The CDPs are adopted by County ordinance and seek to address local and regional issues and opportunities related to cultural and natural resources, watershed planning, directing, managing and regulating growth, and improving the coordination and delivery of government services and infrastructure.

Each chapter of the General Plan sets forth county-wide goals, objectives, policies and actions. Implementation may require more specific strategies to be addressed by district. Therefore the purpose of the Community Development Plan is to translate the broad General Plan statements to specific actions as they apply to each District, as appropriate. Community Development Plans also provide the forum for community input into priorities for managing growth and coordinating the delivery of government services to the district.

Community Development Plans may contain detailed land use and zoning guide maps, plans for roadways, drainage, parks, and other infrastructure and public facilities, architectural design guidelines, planning for natural and cultural resources, and any other matters relating to the planning area.

Community Development Plans are adopted by ordinance and shall identify appropriate governmental actions that may include:

- Regulatory actions. Regulations rely on government's police power to control what people can and cannot do in the interest of the public's health, safety, or welfare. The County administers and enforces various regulations to control land use. These regulations include the zoning code, subdivision code, flood control code, grading code, sign code, and building code. The County also administers requirements imposed by the Federal and State governments, such as the Coastal Zone Management Act and the State Land Use Law. The Community Development Plans shall recommend amendments as appropriate to the codes, maps, or administration and enforcement.
- Incentive measures. Where regulatory controls are the government's "sticks", incentives are the "carrots" to encourage certain actions. Too often, regulation is the solution. Regulation can be restrictive, reactive, and divisive. Incentive measures, on the other hand, can invite creative "win-win" solutions. Examples of incentive measures include property tax exemptions such as for agricultural or native forest dedications, expedited permit processing, density bonuses, and discounted facility fees. Community

Development Plans shall consider appropriate incentive measures to achieve various objectives, as applicable.

- Acquisition actions. Where significant resources are located on private property, it may be more appropriate for government to purchase the development rights or fee simple title rather than to severely regulate the owner's use of the property. Obviously, purchasing in reaction to development proposals is expensive. The Community Development Plans shall identify acquisition priorities, as appropriate, and seek means to leverage financing by working creatively with the landowner, other levels of government, land trusts, and/or nonprofit groups.

- Capital budgeting actions. The County annually prepares a capital improvements budget where public facility projects (new construction or major repairs) are identified. The budget is accompanied by a six-year capital improvements program (CIP). The CIP process is explained in more detail below. The Community Development Plans shall identify and prioritize public facility projects important to the community. The CIP shall take into consideration the recommendations in the Community Development Plans, recognizing that the CIP must reconcile competing interests for a limited amount of funds.

- Programs. Certain community needs do not necessarily require land or a new facility, but rather a focused commitment of time and money towards achieving specific objectives. These operational projects are referred to as programs. Examples include an after-school youth program, neighborhood watch program, or mediation training program. Too often, resources are diverted to studies that could be more effectively used for pilot programs that actually try to achieve results and provide lessons through action. Community Development Plans shall identify desired programs and the community's role in planning and implementing the programs.

- Development/Redevelopment. In very special situations, it may be appropriate for government to take the lead and act as developer either singly or as a public/private partnership. These situations arise when the private market fails to address certain needs, such as very low income housing, or when the situation is quite large-scale, complex, and especially requires government's power of eminent domain to assemble land for redevelopment. Community Development Plans shall identify desired projects for public development or redevelopment, and shall coordinate input from appropriate agencies such as the Office of Housing and Community Development or the U.S. Department of Housing and Urban Development.