

Mori, Ashley

From: [REDACTED]
Sent: Thursday, October 24, 2019 9:27 AM
To: General Plan
Cc: Lele Kimball; Janice Palma-Glennie; Villegas, Rebecca; Eoff, Karen; Karen Eoff
Subject: Draft General Plan Comments
Attachments: general plan comments.pdf; High Hazard Areas.png; High Hazard Areas_2.png; High Hazard Areas_3.png; Kona Sensitive Water resources b_2.png

Please present my attached comments on the Draft General Plan to the Planning Director, and the County Counsel. Thank you. [REDACTED]

2019 OCT 25 AM 8 45
PLANNING DEPARTMENT
COUNTY OF HAWAII

128684

COMMENTS ON GENERAL PLAN
TO: PLANNING DEPARTMENT AND COUNTY COUNCIL

My name is [REDACTED] My family has lived in Kona, Hawaii for 100 years and four generations. I was born here and practiced law here for 38 years. I live in Holualoa. I was on the KCDP Open Space Action Committee. I am past president of the Kona Lions Club and Na Keiki He'e Nalu O Hawaii. I am trustee of the Sogi Foundation. I helped create the Kohanaiki County Park with Mayor Harry Kim's cooperation.

I urge the County to redo the General Plan Map and make the following changes. The proposed map is incomplete, inadequate, and will cause numerous problems and litigation in the future. The map is a legal document. A mainland consultant is not competent to create a map. The General Plan Map should be a GIS document. Attached are PNG files showing examples of changes to the Draft General Plan Map that I suggest be added and illustrate my comments below.

The Draft General Plan States, 2.65 Amend the County code to increase bicycle and pedestrian friendly development. The General Plan should be changed to match the KCDP which requires, "County street standards should be pedestrian-friendly, safely accommodate bicycles, accessible to the disabled, and appropriate for its surrounding land use context. "

The General Plan should state in conformity with the KCDP which states," Policy TRAN-3.4: Retrofit of Existing Streets. To the extent practicable, pedestrian improvements and/or bicycle accommodations shall be added to existing public streets when repaving or doing other repair or maintenance work, especially on those streets identified for such multi-modal purposes in the Official Transportation Network Map ." The GP text should state this, and the map should show the proposed bike paths and walkways and greeways.

The General Plan should reflect the KCDP. The General Plan Map should show a 1000 setback for the Kona District.

KCDP states: Policy LU-1.5: Enhanced Shoreline Setback.Consistent with the Federal Coastal Zone Management Act (CZMA) and County of Hawai'i General Plan policy to retain open space and protect natural resources along with public access to and along the shoreline, it shall be a priority of the County to maintain a minimum of 1,000-foot open space no-build setback for undeveloped lands adjacent to the shoreline, on parcels which currently exceed 1,000 feet in depth, in discretionary land use approvals such as SMA major permits, rezonings, and state land use boundary amendments. Structures makai of this setback should be for public recreation and ocean-dependent facilities such as harbor improvements.

The Draft General Plan Map is totally inadequate and inaccurate and will lead to extensive litigation. The proposed map does not match the text nor the KCDP. A local consultant, Lele Kimball should be hired to prepare a proper GIS map that reflects the General Plan and incorporate existing State Data.

The General Plan Map should show the known existing flood ways and streams. The draft map allows development in flood zones. Litigation waiting to happen.

Designation of the entire mauka area as "low density" is not accurate or appropriate. Ag land should shown be distinct from subdivision and mansions with large lawns.

Cultural and Historical sites known and available on State databases can easily be shown and data integrated with a GIS map and data function.

A glaring example of the inaccuracy and inadequacy of the consultants draft GP map is the ommission of the National Park in Kona, and O'oma park.

The old railways should be shown on the map as future greenways and walk ways.

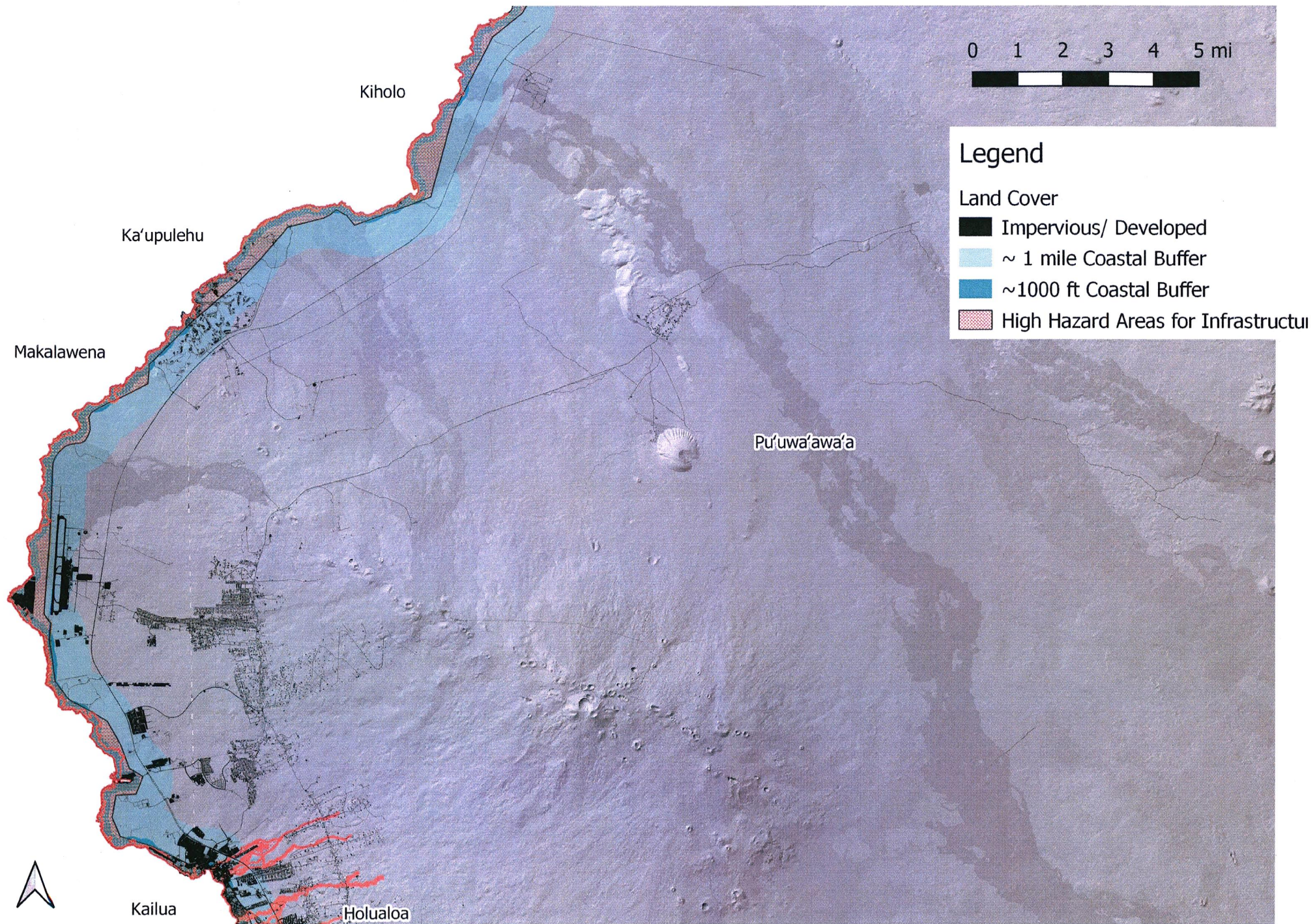
20 miles of yellow shown as low density will lead to urban sprawl. The nodes referenced in the GP should be located on the map. The obvious areas are existing population and historical business centers such as Kainaliu, Kealakekua, Keauhou, Holualoa, Now Honokohau, Lanihau.

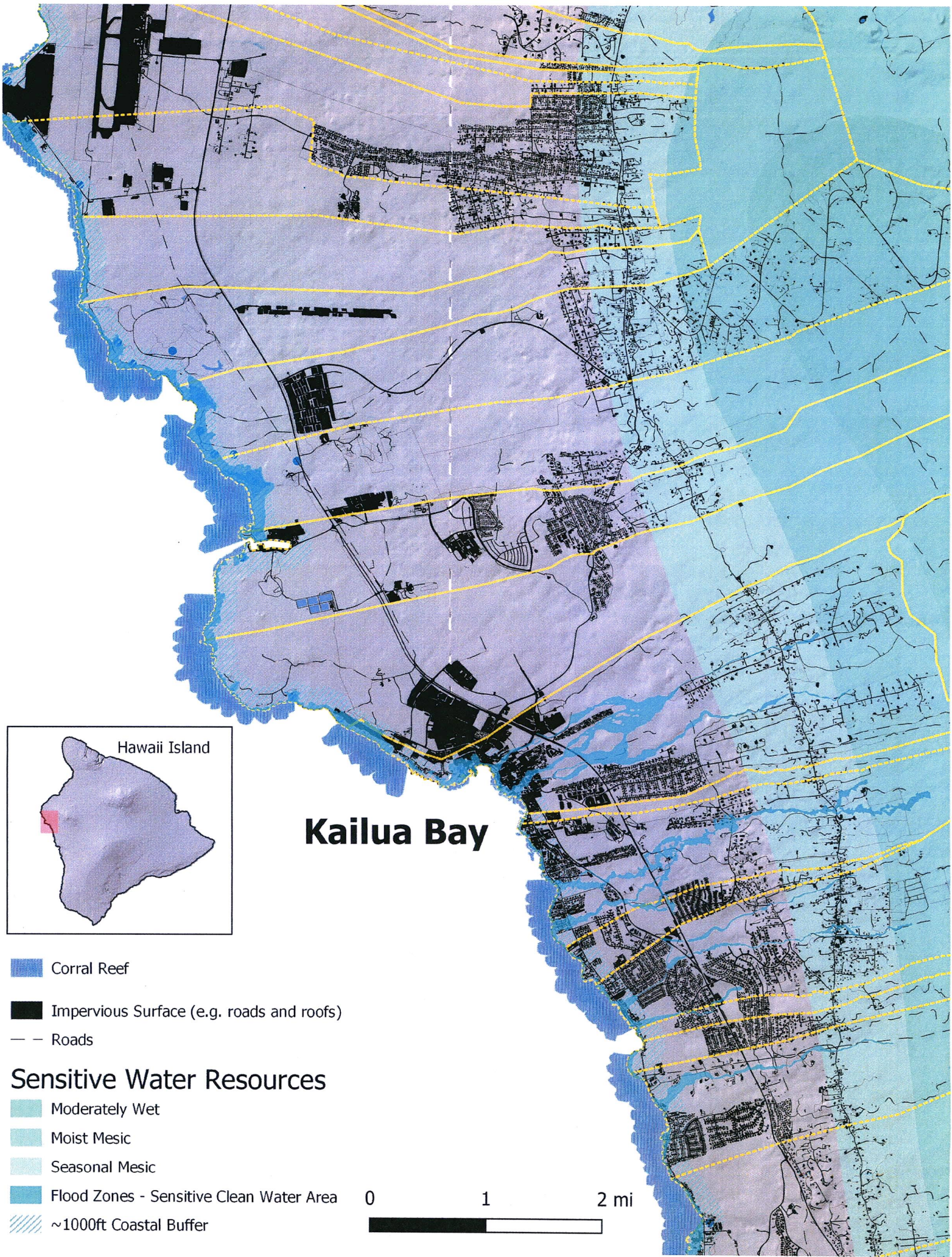
October 22, 2019.

[REDACTED]

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Kona Districts Map 1





Hawaii Island

Kailua Bay

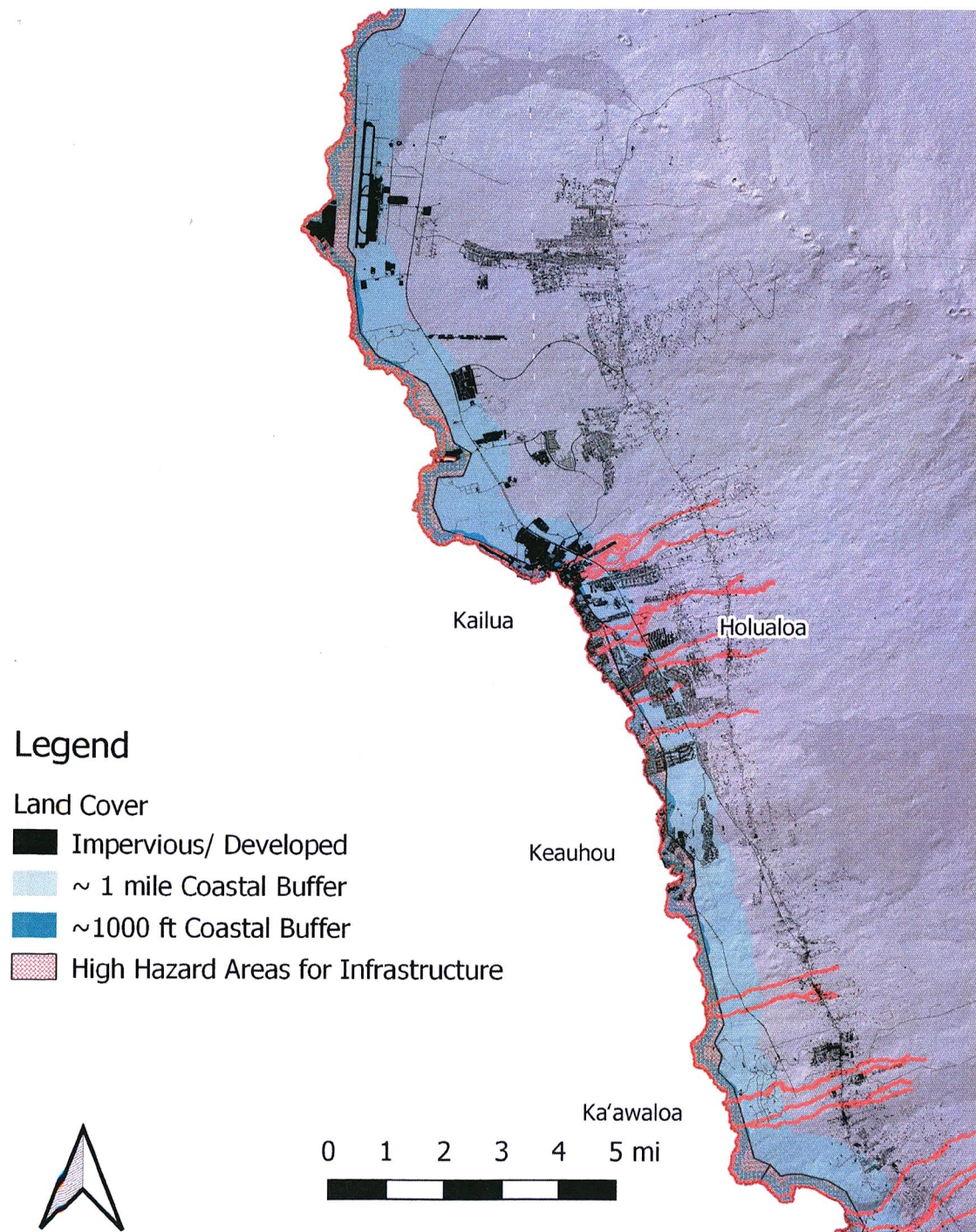
- Corral Reef
- Impervious Surface (e.g. roads and roofs)
- Roads

Sensitive Water Resources

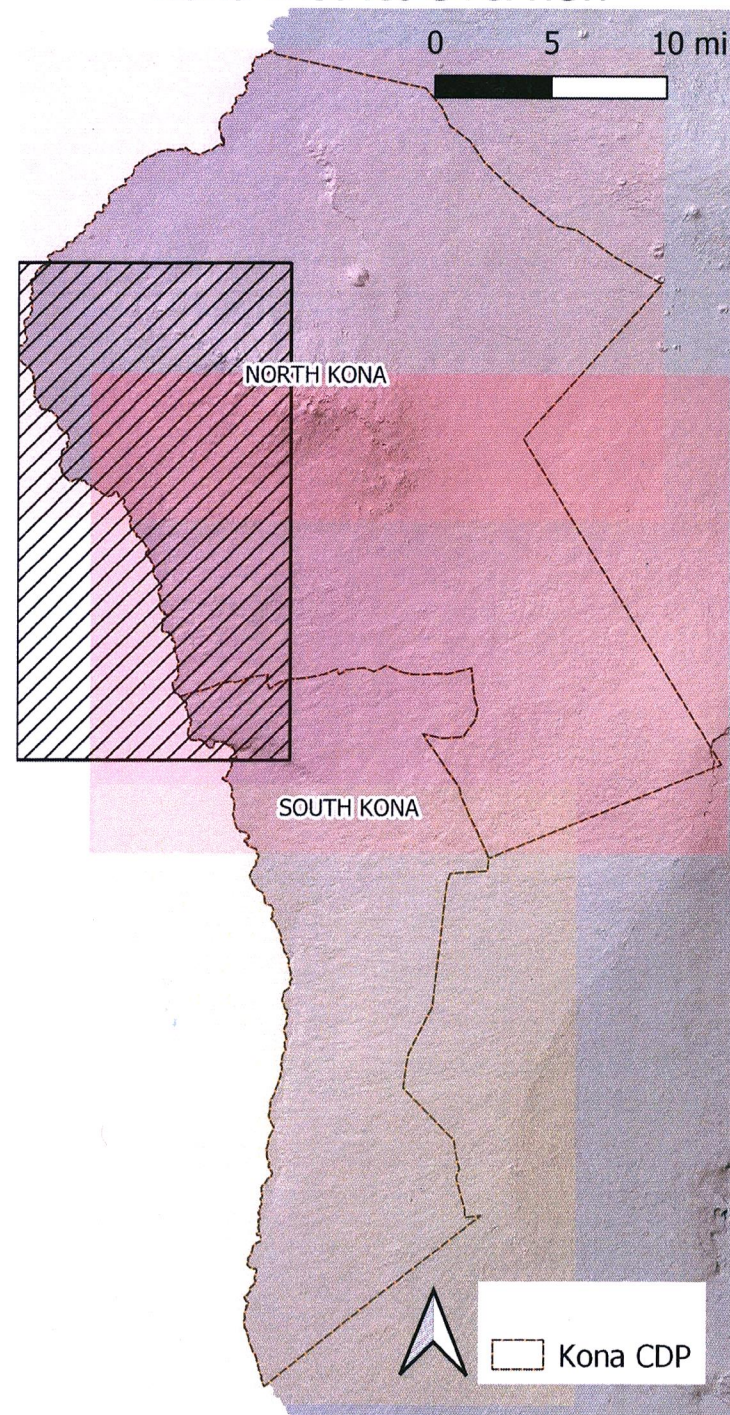
- Moderately Wet
- Moist Mesic
- Seasonal Mesic
- Flood Zones - Sensitive Clean Water Area
- ~1000ft Coastal Buffer

0 1 2 mi

Kona Urban Area



Kona District Overview



Kona Districts Map 2

