

Mori, Ashley

From: Morrison, Bethany
Sent: Monday, October 28, 2019 11:30 AM
To: General Plan
Subject: FW: GP Section 6
Attachments: Section 6. draft NP.docx

Ashley, for intake.

Thank you,
Bethany

From: [REDACTED]
Sent: Sunday, October 27, 2019 11:49 AM
To: Surprenant, April <April.Surprenant@hawaiicounty.gov>; Morrison, Bethany <Bethany.Morrison@hawaiicounty.gov>
Subject: GP Section 6

Hi April and Bethany,

Attached are my proposed alterations to Section 6 of the draft GP.

Mahalo!

[REDACTED]

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PLANNING DEPARTMENT
COUNTY OF HAWAII
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Section 6: Implementation Priorities & Actions

GOALS

6. Hawai'i County will strive for efficiency and coordination as vital to implementation.
- a) Adequate public infrastructure and services provides a foundation for growth and are essential for community quality of life and environmental protection.
 - b) The fiscal budget is stable, transparent, and adequately funded to provide for public services and infrastructure for current and future needs based on long range planning assessments and priorities.
 - c) Plans will regularly be evaluated and monitored for consistency and integration opportunities.
 - d) Hawai'i County Code is comprehensively reviewed and updated to ensure consistency with long range plans.
 - e) Hawai'i County will establish a Program to address the siting, design, finance, and development of critically needed core public infrastructure, specifically focusing upon municipal water, wastewater transmission / treatment, and multi-modal transportation, serving to implement Smart Growth goals.

PLANNING AND FINANCING FOR SMART GROWTH

POLICY

600. In planning for core public infrastructure, the County shall prepare and map Future Infrastructure Service Areas targeting:

- a) Urban Expansion Areas, prioritizing:
 - a. Growth Opportunity Areas,
 - b. areas containing existing or planned high density mix of residential and commercial zoning;
 - c. Redevelopment districts where the development of affordable and multi-family housing is hindered by the lack of core public infrastructure.
- b) Rural Village Growth Boundaries;
- c) Consistency with the District's CDP

600. The County shall prioritize funding opportunities for the development of core public infrastructure located within Future Infrastructure Service Areas.

600. As part of compliance with HCC Concurrency Ordinance, the County shall work to phase out the future approval of: individual septic systems or private waste water treatment facilities for development within Urban Expansion Areas.

BUDGETING FOR IMPLEMENTATION SUSTAINABILITY OBJECTIVE

- Regularly analyze all viable financing tools.
- Regularly seek opportunities for revenue diversification.
- Infrastructure investment priorities implement land use policies of the General Plan.

POLICY

601. The County shall seek opportunities to leverage multiple sources of funding during its Capital Improvement budget preparation. [Rationale: GP Infrastructure Report]

602. The County shall advance alternative financing and funding mechanisms such as community development financial institutions, public-private partnerships, revolving funds, tax increment financing, and other innovative methods for projects exceeding (1 million) [Rationale: This would establish a threshold for agencies to do an analysis of finance options for certain projects.]

603. The County shall develop a debt financing plan to schedule bond issuance. [Rationale: GP Infrastructure Report]

604. The County shall conduct a comprehensive review of the real property tax structure to assure compatibility with General Plan goals and policies.

[Rationale: All County codes will need to be evaluated after the adoption of the General Plan to be sure they are consistent with and helping to achieve our long-range goals for the County.]

605. The County shall develop and adopt an impact fees ordinance that considers district specific needs and excludes urban core areas where infill is encouraged.

[Rationale: GP 10.1.3 (d)]

606. The County shall seek to increase economic efficiency by regular review of the fee and fine schedules.

[Rationale: One of the ways to diversify revenue is to look at opportunities to adjust fee and fine schedules to recover costs associated with providing the services.]

~~607. The County shall establish infrastructure priorities based on the following criteria:~~

- ~~a) Within the Urban Growth Area;~~
- ~~b) The area contains a mix of residential and commercial zoning;~~
- ~~c) The area lacks a core infrastructure component (municipal or community water, wastewater, or roadways) deemed necessary to accommodate infill or redevelopment;~~
- ~~d) Redevelopment options (including the renovation of historic structures) and/or projected commercial and residential growth (including affordable, multi-family housing) is hindered by the lack of core infrastructure;~~
- ~~e) Highest priority should be given to areas that contain existing built-out parcels facing regulatory constraints relating to parcel size, areas with historic buildings and structures in need of renovation, and areas where affordable housing is lacking and development is impeded by the lack of necessary infrastructure. [Rationale: HCDP Policy 80]]~~

608. The County shall develop and implement rural infrastructure standards. [Rationale: North Kohala CDP 4.8]

609. Ensure change of zone and concurrency compliance review during subsequent subdivision and plan approval applications. [Rationale: Kona CDP LU 2.8b]
610. The County shall invest in asset management systems to develop a complete inventory and periodic measurement of the physical condition and existence of all capital assets. [Rationale: A central repository of all fixed assets with pertinent information such as repair, maintenance, replacement schedules would be useful in identifying CIP priorities. GP Infrastructure Report]
611. The County should calculate the full cost of the different services they provide.
612. The County should provide and improve existing infrastructure where high density uses are permitted and encouraged.
613. The County shall explore financing options and provide technical assistance for infrastructure in underserved areas.
614. The development of County facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Implement protocols for receiving community input during Capital Improvement Project siting and design.

ACTION

- 6.1 Establish financing districts for new facilities and services in areas designated as urban growth areas.
- 6.2 Build infrastructure to support affordable housing development in urban areas targeted in the GP.
- 6.3 Establish infrastructure and design standards for rural areas and special districts.
- 6.4 Conduct a review and re-evaluation of the real property tax structure to assure compatibility with land use goals and policies.
- 6.5 Establish concurrency requirements that would impose reasonable and fair infrastructure concurrency requirements on all developments.
- 6.6 Develop and monitor level of service standards for all County public services provided.
- 6.7 Conduct a Countywide facility inventory and maintenance schedule.
- 6.8 Establish memorandums of agreement to partner with community groups for facility improvements and on-going maintenance opportunities.
- 6.9 Contract a technical consultant to assist the County in the analysis of public, private, grants and public/private financing options and opportunities including the drafting of needed implementation legislation.