

Mori, Ashley

From: [REDACTED]
Sent: Thursday, October 31, 2019 9:12 AM
To: General Plan
Subject: Comments on Proposed General Plan (GP2040)

To Whom It May Concern in the Hawaii County Planning Department:

As a current property owner in the Volcano Village Area and as a professional engineer and program and project manager with 40 years of local, regional and national planning and implementation of governmental policies, I offer the following comments:

I have reviewed the entire draft General Plan and find its environmental planning content to be in keeping with standard practice.

In keeping with Goal 3.d) in Section 3. Focusing on Economic Diversity & Innovation, the following comments are offered regarding policies enumerated in Section 5 Land Use Planning:

Policy 525 should make specific reference to non-hosted short-term vacation rentals as well as the hosted short-term vacation rentals.

Policy 546 should not restrict non-hosted short-term vacation rentals to only resort areas. There are areas, e.g., the Volcano Village Area, which are not zoned as resort areas that benefit economically from the availability of non-hosted short-term vacation rentals. Action 5.17 appropriately addresses consideration of these conditions. The identified assessment should not rule out non-hosted short-term vacation rentals, especially considering the world-class destination in the Volcano Village Area (Hawaii Volcanoes National Park) and the paucity of appropriate visitor lodging in that area.

Policy 597 should be revised to agree with the 2019 short-term vacation rentals ordinance and regulations regarding non-hosted units.

Yours,

[REDACTED]

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PLANNING DEPARTMENT
COUNTY OF HAWAII