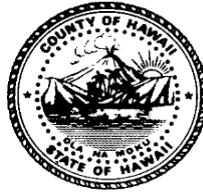


C. Kimo Alameda, PhD.
Mayor



John Pelletier
Vacant
Heather Korotie
Vacant
Charles Young, Chair
Nancy Pisicchio, Vice-Chair
Charla Thompson
David Huerta
Roselyn Molina

County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
(808) 961-8288 • Fax (808) 961-8742

December 18, 2024

Leeward Planning Commission
West Hawai'i Civic Center
74-5044 Ane Keohokālole Highway, Building E, 2nd Floor
Kailua-Kona, Hawai'i

**Subject: Kona Community Development Plan Action Committee Written Testimony
Regarding the Final Recommended Draft General Plan 2045**

Aloha Chair Defranco:

The Kona CDP Action Committee (AC) met on Tuesday, December 17, 2024, at the West Hawai'i Civic Center. Included on the agenda was a discussion regarding the Final Recommended Draft General Plan. The AC voted unanimously to provide their written testimony collectively, identified as Communication 2024-13, attached.

Sincerely,

Charles Young, Chair
Kona Community Development Plan Action Committee

MP:kk

V:\PL\PL\planning\public\wpwin60\CDP\CDP - Kona\Action Committee\Meetings\2024\2024-12-17\Communications\Communication No. 2024-35 KCDP General Plan Testimony.pdf

Attachment: Communication No. 2024-13

2045 General Plan Draft, proposed amendments

by Nancy Pisicchio

General Plan Land Use Maps and Designations

Table 6: Urban Land Use GP Pg. 32

GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
High-Density Urban	General commercial, multiple-family residential, and related services. Confined to Urban Growth Areas.	36-60	RM, RCX, V, CG, CDH, MCX, ML
Medium-Density Urban	Village and neighborhood commercial and single-family and multiple-family residential and related functions. Confined to Urban Growth Areas.	13-35	RM, RD, RCX, V, CN, CV, CG, MCX, ML
Low-Density Urban	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.	3-12	RS, RM, RCX, ML, V, CV, CN
Urban Expansion Reserve	Allows for a mix of high density, medium density, low density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined.		RS, RM, RCX, CV, CN, CG, MCX, ML, UNV, V
Light/Service Industrial	Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses.		MCX, ML
Heavy Industrial	Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts).		MG
University	Public university, including ancillary public uses, residential, and support commercial uses.		UNV, CG, CN, RM
Resort	Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services.		V, PD, RS, RM, CV, CN, MCX
Transit-Oriented Development (TOD)	<u>Transit-Oriented Development Floating Zone (TOD) – Mixed-use developments located at strategic points along a regional transit system. TODs consist of moderate and high-density housing, along with complementing public uses, jobs, retail, and services.</u>	<u>Minimum land area. The minimum land area for a new community shall be consistent with the zoning code's requirements for project districts, which corresponds to the urban and secondary core.</u> KCDP Pg. 4-41	<u>High-Density Village Design Guidelines</u>
Traditional Neighborhood Development (TND)			<u>Medium-Density Village Design Guidelines</u>

#1 Proposed amendment to Table 6: Urban Land Use by adding TOD and TND to the list of “GP Designation” in column 1 (see above) since it is the stated intent of the General Plan (see page 46) to adopt policies to Include both TODs and TNDs.

Sustainable Development and Resilient Communities

Draft GP Pg. 37

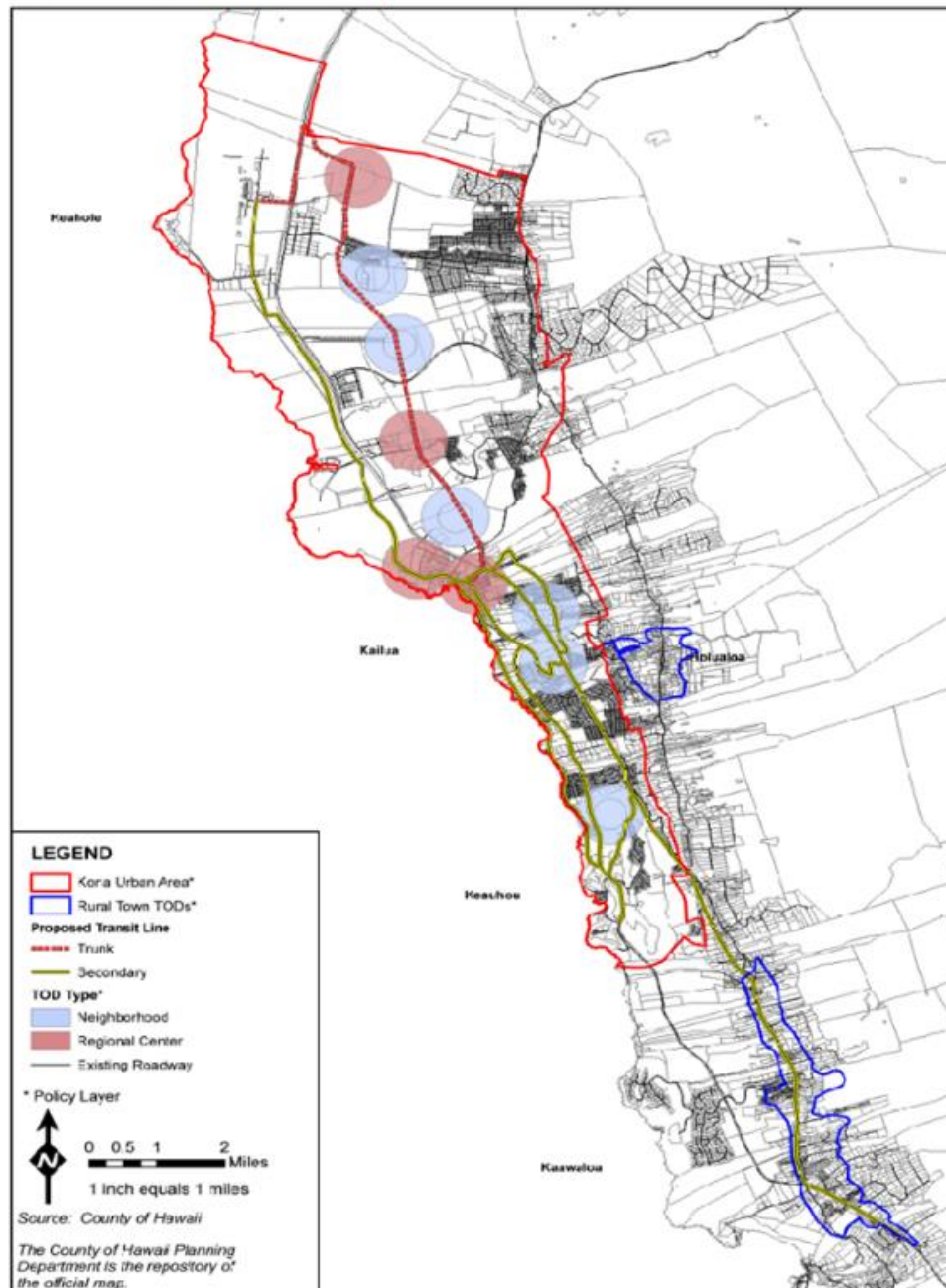
Land Use Map 3



#2 Proposed amendment to Land Use Map 3

Land Use Map 3 should indicate the TOD's that have been identified on Kona CDP Figure 4-7, Pg. 4-36. See map below.

Figure 4-7 Official Kona Land Use Map



#3 Proposed Map 3 Amendment:

Regarding Draft GP Map 3, it is suggested that the property that now appears as the newly proposed High-Density Urban and Medium Density boundaries located mauka of the Old Airport and makai of Queen Ka'ahumanu Hwy be instead designated as a Regional Center and Neighborhood TODs as designated in the Kona CDP Official Land Use Map, Figure 4.7.

This is important to ensure that **proper mixed-use master planning** is carried out for the area. See the recommendation from KCDP below:

“Makaeo Village (Regional Center) A major retail center is planned near the Old Airport Park. As a mixed-use village, the plan is to introduce residential uses into the mix, design a complementary relationship to the Old Airport Park, and integrate a transit hub or major park and ride facility for commuters”. Source KCDP Pg. 4-40

Land Use Goal

1.2: Urban Growth Areas

The Urban Growth Areas include high-density Transit Oriented Development (TOD), medium-density Traditional Neighborhood Development (TND), and low-density Urban Neighborhood Centers. These centers provide physical, social, governmental, and economic concentrations and easier access to services, recreation, and employment activities. Draft GP Pg. 46

#4 Proposed amendment to Pg 46: Following the above language, amend the text to include these general definitions:

Transit-Oriented Development (TOD). The development of compact, mixed-use villages which would integrate housing, employment, shopping, and recreation opportunities. Villages would be designed around transit stations/stops which would reduce the need for daily trips and financially support the expanded transit system. Source KCDP Pg. 4.6

Village Types Defined—Transit-Oriented Developments (TODs) vs. Traditional Neighborhood Developments (TNDs). Both TODs and TNDs are compact mixed-use villages, characterized by a village center within a higher-density urban core, roughly equivalent to a 5-minute walking radius (1/4 mile), surrounded by a secondary mixed-use, mixed-density area with an outer boundary roughly equivalent to a 10-minute walking radius from the village center (1/2 mile). The distinction between a TOD and TND is that the approximate location of a TOD is currently designated on the Official Kona Land Use Map (Figure 4-7) along the trunk or secondary transit route and contains a transit station, while TND locations have not been designated and may be located off of the trunk or secondary transit route at a location approved by a rezoning action. Source KCDP Pg. 4-28

From: [Dawn Barnett](#)
To: [LPCtestimony](#)
Subject: Please reschedule the GP public testimony meetings in January.
Date: Wednesday, December 18, 2024 12:30:27 PM

Please reschedule the GP public testimony meetings in January.

Thank you

Dawn

PO Box 1078

Kapaau, Hi 96755

From: [Joanna Weber](#)
To: [WPCtestimony](#); [LPCtestimony](#)
Subject: Big Island General Plan (GP) 2045 public testimony
Date: Wednesday, December 18, 2024 12:56:22 PM

ALOHA

Here are my concerns as follows.

ALOHA, JOANNA WEBER

STOP GP from going to County Council until further investigation on:

- "Climate Change" being the foundation of the **entire plan**
- Turning private land into recreation, **dropping property value**, and the right of the State to do so. (No local would want that.)
- The **Safety** of electric vehicles on the island, the problem with recycling the lithium batteries which are a **hazard waste**, and the increased expense to locals' electricity bills! (The current electric grid **can't handle more!**)
- Taking most of the island and giving it to the State under the **guise of "Conservation", "Natural" and "Rural"**

MORE Concerns Include:

- Land Use changing "Residential" to "Recreation" drops property value!
- Plan could set up many opportunities for the State to take your land & Rezone!
- Plan turns most of Big Island into "Conservation", "Natural" or "Rural", meaning no farming, living, or building!!
- Plan could regulate off-grid living!
- Plan will further stress electric grid increasing prices!
- And many more concerns!

****Please, also, reschedule the GP meetings in January.**

From: [Ken Honma](#)
To: [WPCtestimony](#); [LPCtestimony](#)
Cc: [Stand Together Hawaii](#)
Subject: General plan 2045 comments
Date: Wednesday, December 18, 2024 12:25:13 PM

The Hawaii County General Plan 2045 is missing critical elements that need to be included in order to ensure that you the planning commissioners, and the people of Hawaii County can evaluate what this planning document is about. As this document stands, no one will be able to determine how any of the elements described in this plan what this plan is to accomplish. Cause and effect is the basis for this document, but these basic relationships are not clearly defined and explained anywhere in this plan.

Manmade Climate Change

Using man-made climate change as a justification for unleashing any proposed powers to government for general planning is making policy based on an opinion, not any scientific fact. To the contrary there is no proof that normal human activity is causing dangerously high levels of temperature increases that would warrant this kind of powers to be used in the general plan.

*Exclude any references to manmade climate change.

Geoengineering

If this document were even-handed, it would also have a section on geo-engineering, which is scientifically proven to effect weather. Aerial activities that influence weather have been ongoing for many decades. What effects do these human activities have on the climate?

*Geoengineering should be included in the plan

Societal Controls

There is the assumption that it is necessary to confine and control societal development by limiting activities to what is and will be considered acceptable development such as where to develop, where to farm, where people can live, etc. What is the basis, and where is the discussion that these controls are needed, warranted, wanted or legal?

Where is the ideal, model development example in real life Hawaii that demonstrates that any of these “development” ideas actually result in whatever is to be achieved?

*Eliminate social control planning until these important questions are expounded on in writing in the plan.

Definitions of terms

The lack of a detailed discussion of what exactly is meant by such words as “thrive”, “resilience”, “security”, “economy”, leads to much misinterpretations and confusion.

What exactly is the meaning of “economy” in terms of Hawaii County? What are the metrics that will be used to determine what the current state of our economy is, and for the future, how progress is being made or not made? How will success be measured? In other words what will success look like? Defining success by measuring it against well-defined success-or-failure metrics will make it clear to all, what the plan intends.

*Define all terms.

Intent

With a firm understanding of the intent of the general plan, we the people can more readily vote for or against the plan. For example: it “looks like” the intent is to sequester the most possible amount of land away from human development into conservation land (out of circulation for meeting human needs). This is a formula for 15 minute cities.

It should be clearly stated that the primary intent is to raise the standard of living for all residents, and support the means for all people to achieve home ownership, land ownership, and

business ownership. Meeting growing energy needs. More transportation options and full maintenance of existing roads and bridges and public transportation. Better travel connectivity throughout the island. Support systems for new and innovative businesses. Support small, independent farmers and food growers.

*We do not want 15 minute cities.

Milestones

Milestones need to be established from start to completion with the specific elements to be completed. It can be seen that in order for this plan to work, a detailed and specific vision on what success looks like, and how to measure it is not included, but, necessary in order to take the first steps in the as of yet, not envisioned success description.

*Establish milestones for all elements of the plan.

The success metric

It is a waste of time and our money if there is no measure of success like or how to get there. Without the goals clearly stated, and steps to reach the goals, any legislative actions; taxes, incentives, fines, fees, or capital allocations toward any of the plan's elements would be fiscally, and legislatively irresponsible. There is too much room for other hidden agendas to be pursued as it is written.

The plan is after all, for the people; so the major success metric must be the success and happiness metric of the people. At present there is no section that discusses this metric.

*Include a clear and usable success metric.

Accountability

There needs to be a person responsible for the completion of this plan. The Mayor could be evaluated on how successful or not their administration is in accomplishing the general plan. The people could be responsible for the mayor's evaluation. Heads of departments likewise could be responsible for carrying out the initiatives and would also be evaluated for success or failures. An accountability structure needs to be written into the plan.

*Define and include the accountability structure.

Sincerely,

Ken Honma

From: [L Pasco](#)
To: [LPCtestimony](#)
Subject: LPC testimony BI GP 2045
Date: Wednesday, December 18, 2024 1:56:37 PM

To: Hawaii County Planning Commission

Normal human activity Climate Change

Using man-made climate change as a justification for unleashing any proposed powers to government for general planning is making policy based on an opinion, not any scientific fact. To the contrary there is no proof that **normal human activity** is causing dangerously high levels of temperature increases that would warrant this kind of powers to be used in the general plan.

***Exclude any references to normal human activity climate change.**

Geoengineering

If this document were even-handed, it would also have a section on geo-engineering, which is scientifically proven to effect weather. Aerial activities that influence weather have been ongoing for many decades. What effects do these human activities have on the climate?

***Geoengineering should be included in the plan.**

Societal Controls

There is the assumption that it is necessary to confine and control societal development by limiting activities to what is and will be considered acceptable development such as where to develop, where to farm, where people can live, etc. What is the basis, and where is the discussion that these controls are needed, warranted, wanted or legal?

Where is the ideal, model development example in real life Hawaii that demonstrates that any of these “development” ideas actually result in whatever is to be achieved?

***Eliminate social control planning until**

these important questions are expounded on in writing in the plan.

Electric vehicles

***Do not encourage or require electric vehicles to be used on the island.**

Rezoning

***Do not rezone any more land for Conservation or Recreation.**

***Do not rezone any land to Rural.**

***Do not rezone Residential land to Rural.**

***Do not rezone any more land to the State government.**

From: [Michael Sofranko](#)
To: [LPCtestimony](#)
Date: Wednesday, December 18, 2024 12:42:15 PM

The cancellation of general Planning meetings is completely unacceptable. Who is in charge of this cancellation and why are they doing this?

Keeping the public uninformed is NOT the way we do business here.

Your response is needed please

Thank you

From: [Michelle Melendez](#)
To: [WPCtestimony](#); [LPCtestimony](#)
Subject: Plz RESCHEDULE GP Public Testimony In January
Date: Wednesday, December 18, 2024 12:23:16 PM

Aloha Commissioners,

Mahalo for your service.

I know you do this on your own time and I appreciate your hard work.

Please reschedule the public testimony on the Hawaii General Plan 2045 in January. We need those meetings.

This plan should be stopped from going to County Council until the following can be investigated:

- "Climate Change" the foundation of the **entire plan**
- Turning private land into recreation, **dropping property value**, and the right of the State to do that. (No local would want this.)
- The **Safety** of electric vehicles on the island, the problem with recycling the lithium batteries which are a **hazard waste**, and the increased expense to locals electricity bills! (The current electric grid **can't handle more!**)
- Taking **most of the island** and giving it to the State under the guise of "Conservation", "Natural" and "Rural"

Not one person has been in support of this plan in the nearly 10 meetings I've gone to. How can they say that the public helped with this plan?

Please reschedule, or BETTER someone motion to STOP this plan from moving forward.

You CAN do that!

Just because it is on schedule to go through doesn't mean it has to. It's more important to have a plan that supports the Big Island and doesn't harm it.

Please someone be brave enough to stop this madness from moving forward.

Kind Regards,

Michelle Melendez

Fitness and Wellness Expert Since 1996

Author Of The Best Selling and 4x Award Winning Book,

End Dieting Hell: How to find peace in your body and release the weight

Order your copy of [End Dieting Hell Click Here](#)

"Great Maui Land Grab" NOW [Available here](#)