

WINDWARD PLANNING COMMISSION
SPECIAL GENERAL PLAN MEETING
COUNTY OF HAWAI‘I

MINUTES
DECEMBER 5, 2024

A video recording is made part of these minutes, which can be viewed on the YouTube County of Hawai‘i Planning Department channel at

https://www.youtube.com/live/9V--5XL6dE4?si=c_AMC1uB65yCF6MG

Timestamps are provided for reference in accordance with the provisions of Chapter 92, Hawai‘i Revised Statutes. In the event the video recording becomes unavailable at the abovementioned URL address, the public can contact the Planning Department for assistance.

The Windward Planning Commission met in a Special General Plan Continued meeting on Thursday, December 5, 2024, at 5:01 p.m., in the County of Hawai‘i, Council Chambers, 25 Aupuni Street, Hilo, Hawai‘i, with Vice and Interim Chairman Louis Daniele III presiding. This meeting was streamed live on YouTube.

COMMISSIONERS PRESENT: Louis Daniele III (Vice and Interim Chairman), Lauren Balog, Wayne De Luz, Chantel Perrin, and Gordon Takaki.

ALSO PRESENT: Suzanna Tiapula, Esq. (Counsel to the Commission), Jean Campbell, Esq. (Counsel to the Planning Department), Jeffrey Darrow (Acting Planning Director), and Planning Department staff.

Nine members of the public were in the audience.

A quorum was present. Vice and Interim Chairman Louis Daniele III called the meeting to order and introduced the Commissioners. Staff introductions were made. *[SEE YOUTUBE TIMESTAMP 0:33]*

Vice and Interim Chairman Louis Daniele III asked each Commissioner to confirm they had reviewed all materials, including written public testimony related to the applications being reviewed today. Each Commissioner verbally confirmed they had done so. *[SEE YOUTUBE TIMESTAMP 2:16]*

INTRODUCTION AND OVERVIEW *[SEE YOUTUBE TIMESTAMP 3:08]*

Vice and Interim Chairman Louis Daniele III explained that this meeting allows public comments on the County of Hawai‘i General Plan 2045 and for the Commission to review and provide recommendations to the County Council. The Commission will hold meetings through March 2025, with each meeting including staff presentation, public testimony, and Commission discussions. For instance, today’s focus is the “Sustainable Development and Resilient

Communities” section within Land Use. At its November 4, 2024, meeting, the Commission made a motion to provide a favorable recommendation to the County Council on the draft Plan. The motion to the County Council will remain open until the final meeting, allowing commissioners to propose changes by adding, removing, or revising language through subsidiary motions. At the final meeting, the Commission will review all amendments and vote on the main motion to finalize its recommendation to the County Council. The draft Plan and agenda are available on the County of Hawai‘i Planning Commission website.

At 5:08 p.m. with approximately thirteen public members in the audience, April Surprenant and Janice Hata, Planning Department staff gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 10:22]* *[SEE EXHIBIT A – PowerPoint Presentation 12-5-24]* Acting Planning Director Jeffrey Darrow requested the Planning Department staff to show the slide comparing conservation and agriculture changes to urban areas again. He mentioned it was shown during the session and thought it would help people understand the scale of urban areas in comparison. *[SEE YOUTUBE TIMESTAMP 41:43]*

April Surprenant explained that the comparison is challenging due to the different scales of the two charts. She noted that urban areas on the island make up only about 1% to 3% of the total land. Referring to the PowerPoint “Urban & Rural Use” slide, she pointed out that all urban and rural areas combined would compress into a small beige square on the PowerPoint “Agriculture & Open Space” slide. She stated this square represents about approximately 2% of the island’s total land, with the remaining area in the agriculture and conservation. *[SEE YOUTUBE TIMESTAMP 42:33]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 5:47 p.m. the Commission took up this item with approximately thirteen public members present in the Council Chambers. *[SEE YOUTUBE TIMESTAMP 43:51]*

Seven individuals provided testimony in-person:

1. David DeCleene *[SEE YOUTUBE TIMESTAMP 45:05]*
2. Bryan Revell *[SEE YOUTUBE TIMESTAMP 48:37]*
3. Michelle Melendez *[SEE YOUTUBE TIMESTAMP 50:43]*
4. Michael Johnsen *[SEE YOUTUBE TIMESTAMP 54:16]*

Vice and Interim Chairman Louis Daniele III told the testifier, you mentioned infrastructure for farmers. He then asked for an example, saying, are you referring to things like the absence of slaughterhouses, egg farms, or other facilities that used to exist here? Are you talking about packing plants, radiation plants, or other infrastructure that farmers need to move food throughout the community? *[SEE YOUTUBE TIMESTAMP 57:39]*

The testifier, Michael Johnson, responded, “yes”. He stated where it starts is understanding what land use is for and on the Hāmākua Coast, there are only two areas zoned industrial where equipment can be set up. He also stated it would be great to have lychee processing equipment here as they have it in China and all over Asia, where they can easily process fruits like lychee and longans. He mentioned we also have people in this area who contract farmers to grow fruit,

but there's no place to process it and we just need that infrastructure. The funding is available to build the factory, I guess you could say, and that's basically what I'm talking about. [SEE YOUTUBE TIMESTAMP 8:15]

Acting Planning Director Jeffrey Darrow stated, I think you were here last time when we had our meeting. I mentioned the opportunities available to farmers, including ag-tourism, and I encouraged you to stop by our office so we could provide more information. Additionally, there are also agricultural-based commercial operations, which are a permitted use in all State Land Use agricultural districts. He stated again, if you stop by our office, we can provide details on that and said ag processing facilities are also a permitted use in all agricultural districts. These facilities are typically allowed without plan approval, and even the larger ones only require a simple plan approval. So, he went on to say there are opportunities available for farmers to pursue these uses on ag land. SEE YOUTUBE TIMESTAMP 59:17]

In-person testimony resumed:

5. Kevin Hill [SEE YOUTUBE TIMESTAMP 1:01:00]
6. Kalei Kailikini [SEE YOUTUBE TIMESTAMP 1:05:29]
7. Fran Copp [SEE YOUTUBE TIMESTAMP 1:09:16]

Five individuals provided testimony on Zoom at 6:15 p.m.

1. April Lee [SEE YOUTUBE TIMESTAMP 1:13:29]
2. Marion Geruschat [SEE YOUTUBE TIMESTAMP 1:19:52]
3. Noah Walin [SEE YOUTUBE TIMESTAMP 1:24:12]
4. Patrick Wake [SEE YOUTUBE TIMESTAMP 1:26:06]
5. Juhl Rayne [SEE YOUTUBE TIMESTAMP 1:28:16]

DISCUSSION AND DELIBERATION

COUNTY OF HAWAI'I GENERAL PLAN 2045

Discussion on the *County of Hawai'i General Plan 2045, Final Recommended Draft dated July 2024*, transmitted by the Planning Director. The General Plan is the primary policy document for the long-range comprehensive development of the island of Hawai'i.

Vice and Interim Chairman Louis Daniele III opened the floor allowing the Commissioners to ask questions of the Planning Department staff. [SEE YOUTUBE TIMESTAMP 1:34:28] Vice and Interim Chairman Louis Daniele III began questioning the Planning staff, noting that much of tonight's testimony focused on climate change, which appears to be a major topic. He mentioned it is prominent in the plan and a significant concern for many people, then asked what research was done on the issue. [SEE YOUTUBE TIMESTAMP 1:35:08] In response April Surprenant of the Planning Department responded that she would need to review their resources for that section. She noted that Bethany Morrison, who attended the last meeting is their expert in this area. She explained that the department referenced information from the State, HRS, and various local organizations focused on climate change, energy efficiency, and island resilience.

She also highlighted the Climate Action Plan, developed as part of the General Plan process, which incorporated extensive research, outreach, and data. She emphasized the significant effort and research involved. [SEE YOUTUBE TIMESTAMP 1:36:30]

Acting Planning Director Jeffrey Darrow addressed Planning Department staff member April Surprenant to discuss concerns raised by testifiers. He noted that many people are unaware of the extensive work behind the plan, including resources on climate change and significant public input gathered over the plan's nine-year process. He asked staff to highlight areas on the website where the public can access this information. He mentioned that tonight's topic is Land Use, as the plan is being addressed section by section and noted that while Climate Change was discussed at the last meeting, it remains a prominent issue, drawing more interest than Land Use this evening. He stated that rainwater catchment was another topic raised, and his review of the draft General Plan revealed seven references to it. He believes the testifier was concerned about Action 26.f, which he recited as stating: "Collaborate with the DOH to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants." He clarified that he did not find anything in the plan restricting rainwater catchment; instead, the plan supports and promotes it. Planning staff member April Surprenant agreed and clarified that the policy originates from 2005, along with the HAR Rules that govern the Department of Health (DOH). [SEE YOUTUBE TIMESTAMP 1:37:45]

Commissioner Chantel Perrin addressed concerns raised by testifiers, including a request to pause the General Plan to revise the Hilo Community Development Plan (CDP). She asked Planning staff to clarify the process order, specifically whether the General Plan is completed first and the Hilo CDP follows as an offspring, or if it happens the other way around. [SEE YOUTUBE TIMESTAMP 1:40:57]

Planning staff member April Surprenant explained that the 2005 General Plan authorized and initiated the process for creating Community Development Plans (CDPs). Over the years, various CDPs have been developed, but there is no formal CDP for South Hilo. She clarified that the department followed the General Plan's comprehensive review process outlined in Section 16.1, which mandates starting the review within 10 years of the last plan's adoption (February 2005). As a result, the process began in February 2015. At that time, the Hāmākua and Kaʻū CDPs were already underway but not yet completed; they have since been finalized.

April Surprenant emphasized that the goal was to integrate the existing CDPs and related work into the General Plan. Once the General Plan is adopted, the department plans to revisit and update the CDPs to address current needs and revise them for each region accordingly. Regarding South Hilo, she acknowledged the absence of a formal CDP but highlighted other unique plans for Hilo that other regions lack. These include the detailed "zone map" which specifies right-of-way widths for every road in Hilo, as well as the *Envision Hilo Plan* and the *Hilo Multi-Modal Plan*. She noted that additional community meetings were held as part of the planning process. She acknowledged that people often learn about these efforts at different stages but emphasized the department's extensive efforts to engage the community and publicize meetings. These efforts included radio announcements, newspaper notices, multiple public notices, social media updates, outreach to community groups, and other forms of communication.

to ensure the public was informed about meetings and workshops. She explained that they use a listserv, an email group service, to send updates and notices about new information or community meetings to those who sign up. For the General Plan, they utilized all available listservs across County departments to distribute notices. While they strive to spread information as widely as possible, they acknowledge there are limitations and gaps in the process. They conducted outreach with neighborhoods, civic organizations, and schools, particularly in Hilo. Recognizing the absence of a current or recent community development plan for Hilo, additional efforts were made to engage the South Hilo area. *[SEE YOUTUBE TIMESTAMP 1:41:36]*

Vice and Interim Chairman Louis Daniele III called a recess at 6:49 p.m. *[SEE YOUTUBE TIMESTAMP 1:46:32]* and the meeting was reconvened at 7:04 p.m. *[SEE YOUTUBE TIMESTAMP begins at 2:03:37 with In-person Public Testimony]*

An additional individual provided in-person testimony:

8. Megan Isaac *[SEE YOUTUBE TIMESTAMP 2:03:49]*

An additional individual provided testimony via Zoom:

6. Sarahlee Kittons *[SEE YOUTUBE TIMESTAMP 2:07:38]*

The Commission resumed discussion and deliberations and open the floor to ask questions of the Planning staff. *[SEE YOUTUBE TIMESTAMP 2:12:38]*

Planning Staff member April Surprenant addressed public concerns regarding the County's approach to property acquisition, clarifying that laws ensure "taking" property without just compensation is prohibited. She emphasized that land purchases require willing landowners and highlighted the Public Open Space Commission (PONC) as a key example. The PONC facilitates applications from communities for land conservation, as seen in North Kohala, where coastal lands have been preserved for public access and historic resource protection through ownership by the County, State, or land trusts. She clarified that references in the General Plan to the County having a list of lands are often misunderstood and explained that community and area development plans frequently identify properties for potential acquisition based on community interest. *[SEE YOUTUBE TIMESTAMP 2:13:25]*

She addressed Michael's testimony about farmers' resources and infrastructure, noting that the plan supports farmers, including small farmers, and emphasizes critical infrastructure like water, which is essential for agricultural production. She highlighted that some agricultural operations require significant water resources, which the plan acknowledges and supports. She also clarified that while Vehicle Miles Traveled (VMT) was mentioned, the plan and the County do not intend to dictate or restrict individuals' vehicle usage. Instead, the focus is on minimizing fossil fuel use in the County's fleet, promoting multimodal transportation, and improving mass transit options to provide affordable alternatives for residents who might struggle with fuel costs. *[SEE YOUTUBE TIMESTAMP 2:15:58]*

Vice and Interim Chairman Louis Daniele III noted the discussions on the drawbacks of electric vehicles and pointed out that hydrogen, although mentioned, was not widely discussed. He

highlighted that existing infrastructure could support hydrogen distribution without needing extensive new development. He inquired whether the County had acquired hydrogen buses. Planning staff member April Surprenant responded that, to her knowledge, the County has at least one hydrogen bus. However, she noted that hydrogen infrastructure is limited. She clarified that the plan mentions hydrogen as an opportunity to explore rather than a mandate, emphasizing its feasibility as an option. She added that she was unsure if the hydrogen bus was operational and suggested checking with Mass Transit for confirmation. *[SEE YOUTUBE TIMESTAMP 2:17:37]*

Vice and Interim Chairman Louis Daniele III shared an example from his previous job, where there was hydro plant was exploring the use of an electrolyzer to produce hydrogen in collaboration with Blue Planet. He noted that this approach could utilize natural resources for hydrogen production and suggested that it could be developed into a more robust option for the County. *[SEE YOUTUBE TIMESTAMP 2:17:04]* There were no further questions of the Planning staff nor discussions amongst the Commission.

MOTION FOR CONTINUANCE *[SEE YOUTUBE TIMESTAMP 2:20:42]*

Commissioner Chantel Perrin moved, and Commissioner Lauren Balog seconded, to continue the hearing on the Draft General Plan at the next Windward Planning Commission's Special Meeting. Before initiating the roll call vote, Planning Program Manager Maija Jackson restated the motion and announced that the regular Windward Planning Commission meeting scheduled for January 2, 2025, as well as the special General Plan meetings scheduled for this day and January 3, 2025, were canceled. She further clarified that the next General Plan meeting will be held on February 6, 2025, at 9:00 a.m., followed by the regular meeting at 1:00 p.m. A roll call vote was taken, and the motion carried with five ayes (Perrin, Balog, De Luz, Takaki, and Daniele), and no noes. *[SEE YOUTUBE TIMESTAMP 2:22:06]*

This hearing item ended at 7:15 p.m.

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Feb 9, 2025 16:14 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III

Louis Daniele III (Feb 10, 2025 07:54 HST)

Louis Daniele III, Chairman
Windward Planning Commission

County of Hawai'i



General Plan Comprehensive Review

Windward Planning Commission

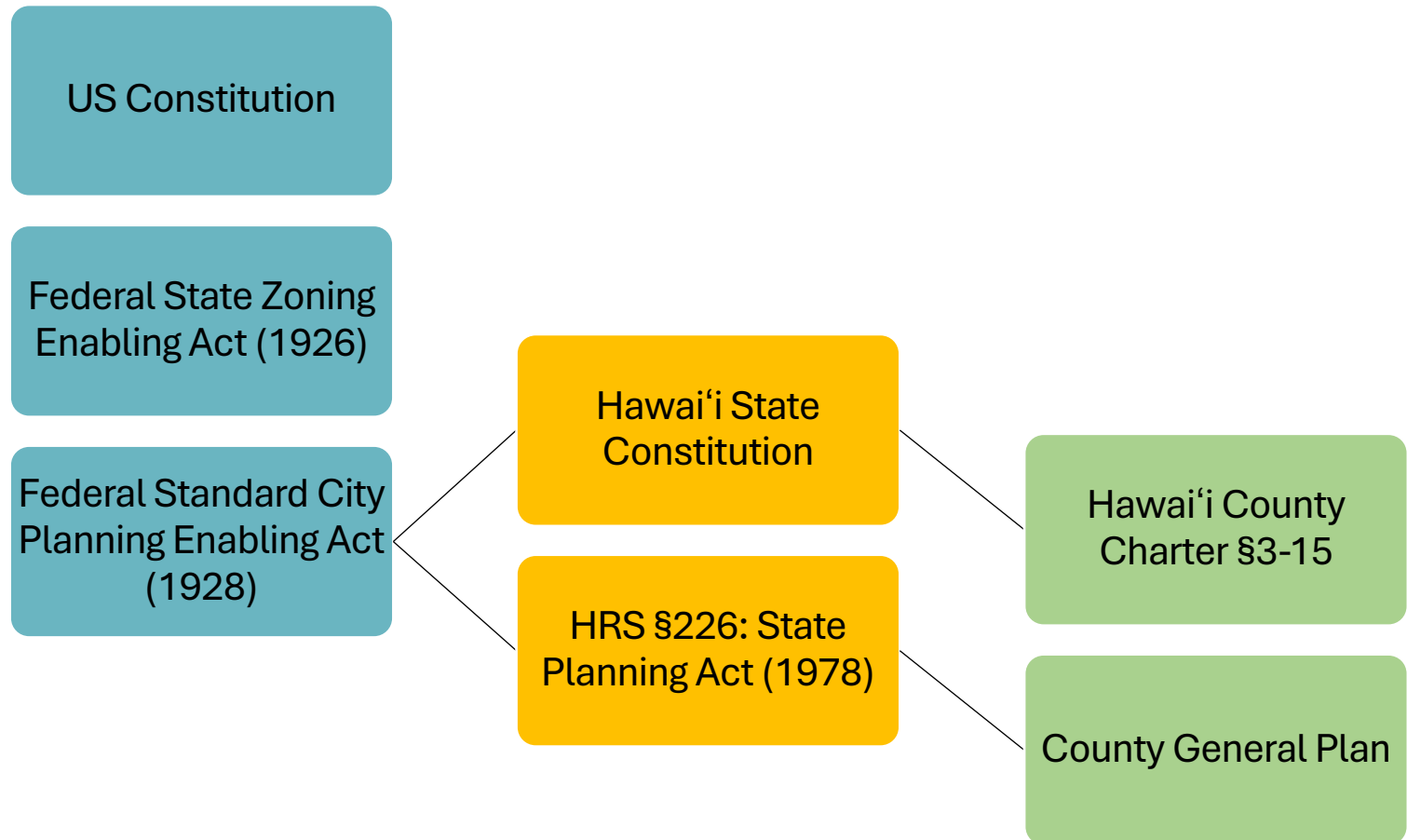
Sustainable Development & Resilient
Communities: Land Use

December 5, 2024

(EXHIBIT A)

Authority of the General Plan

- The GP is the primary policy document for county agencies, planning commissions, elected officials, landowners, developers, and citizens to guide land use policy decisions for Hawai'i Island.
- The GP relies on further implementation actions, such as zoning and budget ordinances, to move the County in the direction of our goals.
- The GP does not change previously existing subdivisions or zoning.



Purpose of the General Plan

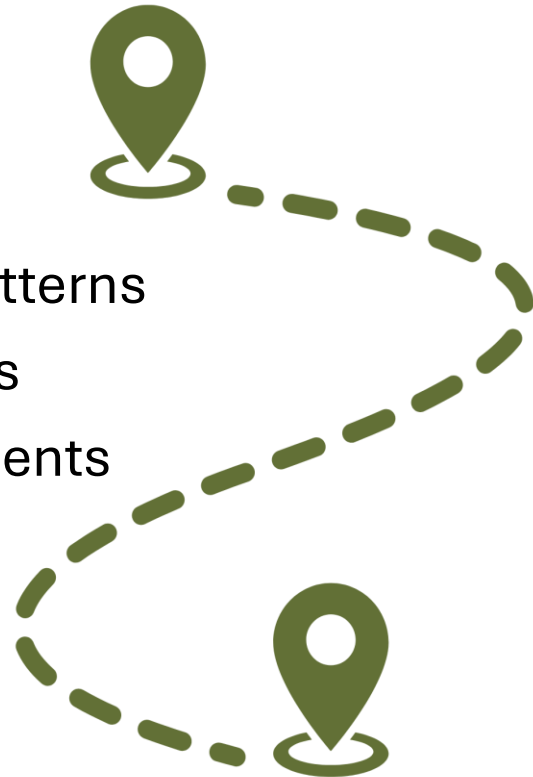
The General Plan “shall set forth the [County] Council’s long-range policy for the comprehensive physical, economic, environmental, and sociocultural well-being of the county.”

Sustainability Strategy

- Presents a vision for the future
- Addresses the layers of healthy, livable communities

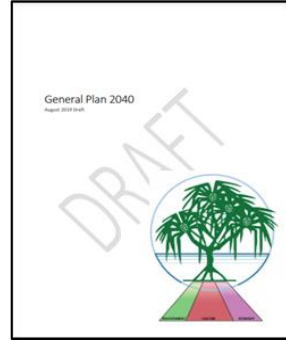
Planning Tool

- Guides all development patterns
- Directs future opportunities
- Determines public investments

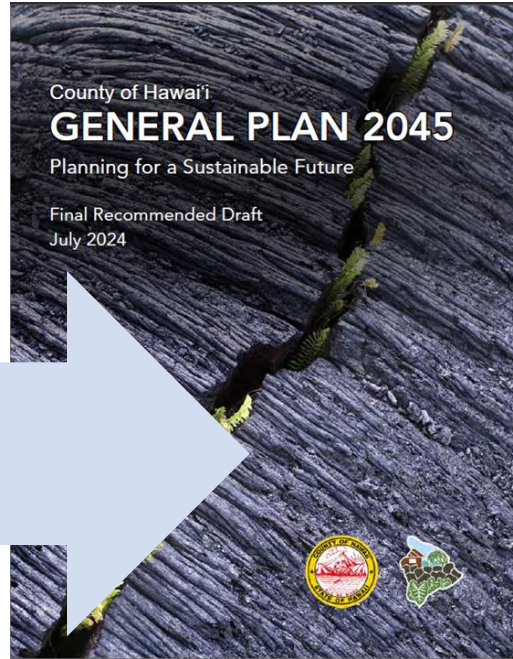
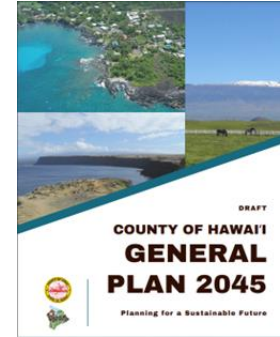


What Have We Been Doing?

2015 – Initiated
GP Comp.
Review



2023 – Draft GP
2045 Public
Review



2019 – Initial
Public Review of
Draft Policies



July 29, 2024 –
Release of Final
Recommended
Draft GP 2045

PROJECT TIMELINE

- **2015 Initiated GP Comp. Review**
 - 2016 Initial Public Outreach for Comments
 - 2017 New Kim Administration Update
 - 2018 Kīlauea Eruption & Hurricane Lane Recovery
- **2019 Public Review Draft Policies**
 - 2020 County-wide Response to COVID
 - 2021 New Roth Administration Update
 - 2022 Policy & Document Preparation
- **2023 Public Review Draft GP 2045**
- **July 2024 Public Review Final Recommended Draft GP 2045**



OUTREACH/UPDATE TIMELINE

- **2015 Council GP Initiation Conversation** ACs, Agencies
 - 2016 ACs, Stakeholder & Technical Workshops, Agencies
 - **2017 Council Update Individually** ACs, Mayor's Cabinet, Public Forums, Agencies
 - 2018 ACs, Agencies
- **2019 Council Presentation** ACs, Public Workshops, Community Groups, Agencies, Large Landowners
 - 2020 & 2021 ACs, Agencies
 - **2022 Council Update/Conversation** ACs, Agencies, Mayor's Cabinet
- **2023 Council Update Individually** ACs, Agencies, Cabinet, Public Workshops, Community Groups
- **2024 Final Public Workshops & Transmit to PC**



Sustainable Development & Resilient Communities



Plan Chapters & Sections

Chapters	Elements
Introduction	Purpose, Authority, & History Planning Process Sustainability Principles & Practices Planning System & Framework Grounded Vision & Goals
Collaborative Biocultural Stewardship	Native Habitats Watersheds Biocultural Stewardship Cultural & Historic Assets Natural Beauty (Scenic Character)
Adapting to Climate Change for Island-Wide Health	Mitigation Adaptation
Sustainable Development & Resilient Communities	Land Use Transportation Access & Mobility Public Utilities Public Facilities & Services Housing For All Integrated Systems
Thriving, Diversified, and Regenerative Economy	Agriculture & Food Systems Visitor Industry
Implementation	Planning System Capital Improvement Program (CIP) Monitoring & Evaluation



Land Use

- GP Land Use Designations
- Urban Growth Areas
- Rural
- Agriculture



Future Land Use Purpose and Authority



General Plan Land Use is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner.



The General Plan Land Use Map is a graphic expression of the policies intended to be forward-looking long-range guides subject to a) existing zoning; and b) the State Land Use District.



The General Plan is not retroactive, meaning it does not change existing subdivisions or zoning.

GP Land Use Designations

- **Industrial:** Create distinction between heavier uses and those that are light/service and may be more compatible with commercial uses as a transition.
- **Agriculture:** Eliminate confusion with SLU Important Agriculture Land. Added Natural to bridge agriculture and open spaces.
- **Open:** Create distinction between active living/sports uses vs. lands to be left in a more natural state like lava fields or mauka forests.

2005 GP LUPAG (existing)	2024 Draft GPLU (proposed)
High Density Urban	High Density Urban
Medium Density Urban	Medium Density Urban
Low Density Urban	Low Density Urban
Urban Expansion	Urban Expansion
Industrial	Light Industrial
----	Heavy Industrial
University	University
Resort	Resort
Resort Node	----
Rural	Rural
Important Agriculture Land	Productive Agriculture
Extensive Agriculture	Extensive Agriculture
----	Natural
Orchard	----
Open	Recreation
Pond	----
Conservation	Conservation

Objectives

Land Use Goal

Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

*Urban Growth Areas
(Sec 4.1.4)*

Rural (Sec 4.1.5)

*Agriculture
(Sec 4.1.6)*



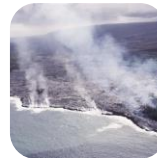
Obj 9: Maintain community character and land use compatibility.



Obj 10: Increase the integration of natural systems planning.



Obj 11: Increase equitable planning and decision-making processes.



Obj 12: Reduce the threat to life and property from natural hazards and disasters.



Obj 13: Increase the use of Smart Growth principles to focus development within designated urban centers.



Obj 14: Maximize the use of Rural designated lands to preserve rural character and lifestyle.



Obj 15: Support the active use of Productive Agricultural lands.

Land Use Policies & Actions

Example 1 – *General Land Use*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 12: Reduce the threat to life and property from natural hazards and disasters.

Policy 12.7: Incorporate hazard mitigation strategies into policies and planning decisions using the most conservative models in delineating hazard areas.

- The intention of this policy is to establish the overarching goal of integrating hazard mitigation strategies into planning processes. It emphasizes precaution and safety in decision-making.

Action 12.e: Review and amend land use policies to reduce risk from hazards including but not limited to floodplains, high surf, tsunami, landslides, erosion, wildfires, and high-risk volcanic hazard areas.

- This action is an application of the policy by directing a review and amendment of land use policies to address risks associated with a range of hazards. It focuses on aligning land use practices with the hazard mitigation framework outlined in the policy.

Land Use Policies & Actions

Example 2 – *Urban Growth Areas*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 13: Increase the use of Smart Growth principles to focus development within designated urban centers.

Key Policies (pages 87-89):

Commercial

Policy 13.24: Discourage strip or spot commercial development on the highway outside of the Urban Growth Areas (UGAs).

- This policy aims to focus development within UGAs to make efficient use of existing infrastructure and services. The policy also protects rural character, enhances traffic safety, and ensures commercial growth aligns with long-term land use goals.

Industrial

Policy 13.38: Mitigate impacts of industrial development on surrounding uses by requiring landscaping, trees, open spaces, buffer zones, and other appropriate conditions.

- This policy aims to ensure that industrial development is compatible with its surroundings, thus promoting responsible development.

Resort

Policy 13.42: Promote and prioritize the rehabilitation and the optimum utilization of resort areas that are presently serviced by basic facilities and utilities before allowing new resorts.

- This policy aims to maximize existing investments by ensuring resort areas with existing infrastructure are rehabilitated and utilized to its full potential. The policy intention is also to protect open spaces and natural areas by limiting the development of new resort areas.

Land Use Policies & Actions

Example 2 – *Urban Growth Areas cont.*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 13: Increase the use of Smart Growth principles to focus development within designated urban centers.

Actions (page 90):

- 13.a Incorporate innovations such as form-based code “mixed-use zones” into the Zoning Code.
- 13.b Incorporate flexibility in codes and ordinances to achieve a diversity of socio-economic housing mix and to permit an aesthetic balance between residential structures and open spaces.
- 13.c Amend the Subdivision Code to ensure block sizes are based on land use and the character of the area.
- 13.d Initiate rezonings that promote infill to ensure connectivity and provide mixed-use opportunities to make the area more pedestrian-oriented.
- 13.e Amend Zoning Code to:
 - i. Establish a TOD overlay zone project district with a minimum size of 15 acres.
 - ii. Create a TND overlay zone for existing zoned lands within identified residential and commercial zoning districts.
 - iii. Allow for residential uses in ML and MCX zoning districts.
 - iv. Support innovative uses of alternative energy, agriculture, aquaculture, and others, in MCX zoning districts.
 - v. Clearly distinguish between general industrial and service industrial types.
 - vi. Establish urban open space standards.
 - vii. Create Industrial Project Districts and Innovation Centers.

These actions are intended to:

- Modernize land use regulations to encourage mixed-use development
- Prioritize community-focused design, walkability, and vibrant public spaces
- Enable diverse housing options to accommodate different income levels and lifestyles
- Align block sizes with the intended use and identity of neighborhoods
- Foster sustainability and economic diversification

Land Use Policies & Actions

Example 3 – *Rural*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 14: Maximize the use of Rural designated lands to preserve rural character and lifestyle.

Policy 14.5: Support the development of small-scale visitor accommodations with heritage, agriculture, wellness, or similar themes in rural areas and near points of interest.

- This policy encourages small-scale visitor accommodations that provide unique experiences aligned with rural and agricultural settings. By supporting accommodations in rural areas near points of interest, the policy aims to create visitor opportunities that are compatible with the area's character and contribute to the local economy without overburdening infrastructure or detracting from the rural appeal of Hawai'i Island.

Action 14.a: Amend the Zoning Code definition and requirements for Lodges and reconcile similarities and inconsistencies with the special permit provisions for Retreats. Clearly articulate in the Code the zoning districts appropriate for Lodges.

- This action provides a regulatory approach to implementing the policy by refining definitions and requirements for small-scale accommodations. By amending the Code for clarity, the County can reduce ambiguity and make it easier for people to establish these types of accommodations in suitable locations. This clarity also ensures that accommodations adhere to rural zoning requirements and that developments remain compatible with rural and agricultural surroundings.

Land Use Policies & Actions

Example 4 – *Agriculture*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 15: Support the active use of Productive Agricultural lands.

Policy 15.1: Development in Productive Agriculture and Extensive Agriculture areas should include agricultural uses, related economic infrastructure and cottage industries, compatible renewable energy, open area recreational uses, community facilities, and compatible agriculture worker housing.

- This policy outlines the vision for allowing development in agricultural areas that directly supports and enhances agricultural activities and related economic uses. By specifying compatible uses, the policy aims to ensure that development serves agricultural purposes, preserves open space, and promotes economic activities that support agriculture.

Action 15.a: Amend the Zoning Code to develop standards for permitting certified incubators or commercial kitchens in Rural or Agricultural districts.

- This action provides an application of the policy by proposing amendments to the Zoning Code to permit certified facilities that directly support agriculture by providing infrastructure for value-added production, such as food processing, that enhances the economic viability of agricultural activity.

Land Use Policies & Actions

Example 5 – *Agriculture*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 15: Support the active use of Productive Agricultural lands.

Policy 15.7: Encourage and aid the agricultural industry in continuing to provide agriculture worker housing.

- This policy emphasizes the importance of encouraging and assisting the agricultural industry in providing housing for agricultural workers. It recognizes that adequate housing is critical to sustaining a robust and productive agricultural workforce.

Action 15.d: Amend the County Code to allow agriculture worker housing to be permitted where the employee's primary occupation is working on a specific farm but where the housing and the farm are not on the same parcel.

- This action proposes a code amendment that offers flexibility that would address practical challenges, such as land availability or zoning restrictions, while ensuring workers have access to housing near their place of employment.

Land Use Policies & Actions

Example 6 – Open Space

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 9: Maintain community character and land use compatibility.

Policy 9.3: Zoning, subdivision, and other applicable ordinances shall provide for and protect open space areas.

- This policy establishes a general requirement that land use regulations prioritize and safeguard open space areas, ensuring these areas are preserved as an integral part of community planning.

Action 9.b: Create village plans for unique urban areas that include considerations for urban design, aesthetic quality, and the protection of amenities in adjacent areas through landscaping, open space, and buffer areas.

- This action builds on the policy by specifying how open spaces can be protected and integrated throughout the planning process (e.g., development of village plans).

Urban & Rural Uses

- CDPs & Master Plans
- Create transition between different densities
- Public comments throughout process
- SLU, 2005 GP, zoning
- Access to infrastructure
- Rural as transition between Urban and Agriculture

Urban Land Use

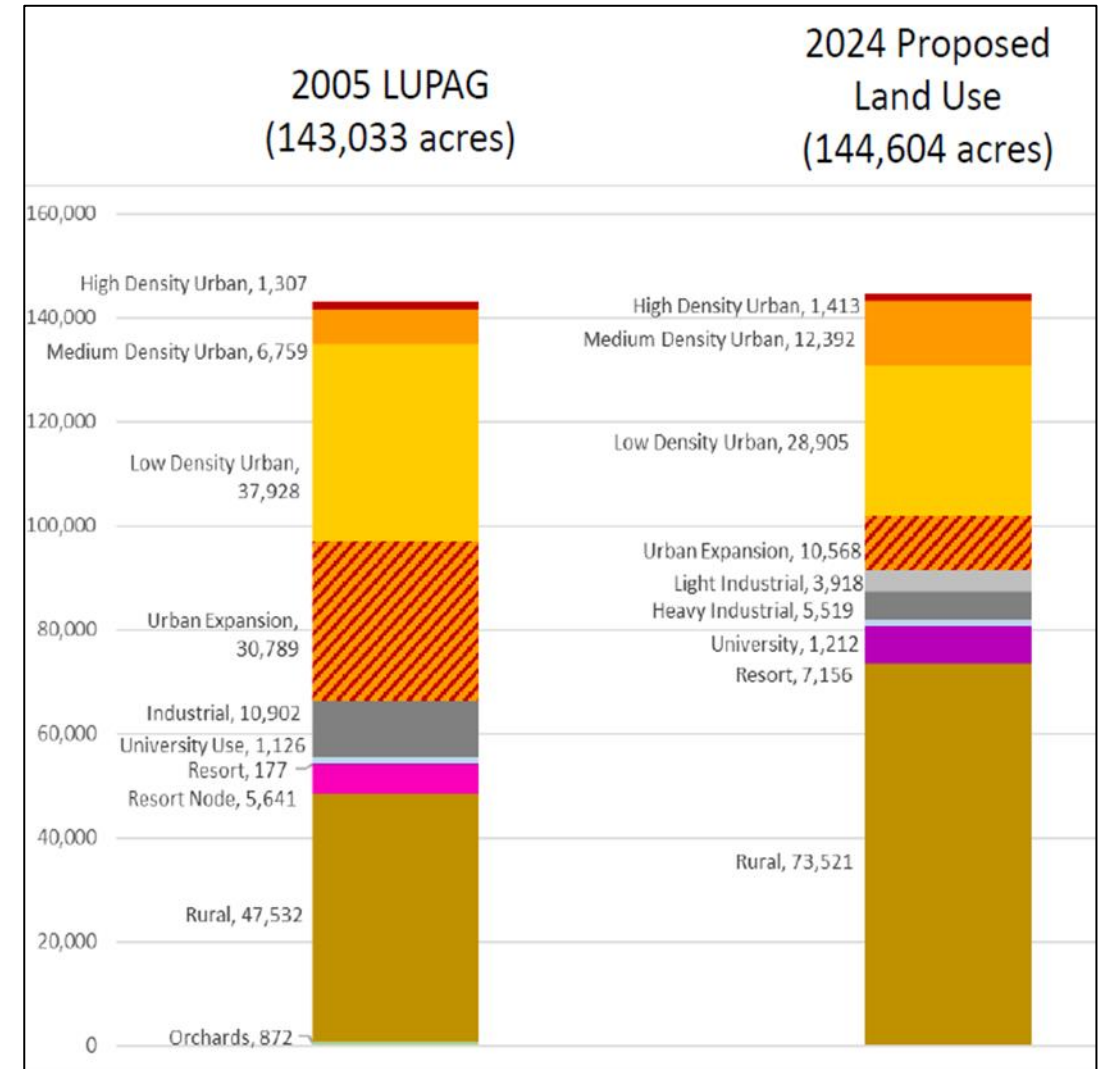
GP DESIGNATION	DESCRIPTION
High-Density Urban (HDU)	General commercial, light industrial, multiple-family residential, and related services including Transit Oriented Developments (TOD) and light industrial. Confined to Urban Growth Areas (UGA). Dwelling density up to 87 units per acre.
Medium-Density Urban (MDU)	Village and neighborhood commercial, light service industrial, and single-family and multiple-family residential and related functions including TODs or Traditional Neighborhood Development (TND). Confined to UGAs. Dwelling density up to 35 units per acre.
Low-Density Urban (LDU)	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial, and light industrial-commercial mixed use, including TND. Dwelling density up to 12 units per acre.
Urban Expansion (UE)	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.
Light/Service Industrial (LI)	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.
Heavy Industrial (HI)	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).
University (UNI)	Public university, including ancillary public uses, residential, and support commercial uses.
Resort (RES)	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.

Rural Land Use

GP DESIGNATION	DESCRIPTION
Rural (RU)	Situated outside of UGAs. Except where noted, these areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion. Dwelling density up to 4 units per acre.

Table 19: General Plan Land Use Designations and Maps (page 84)

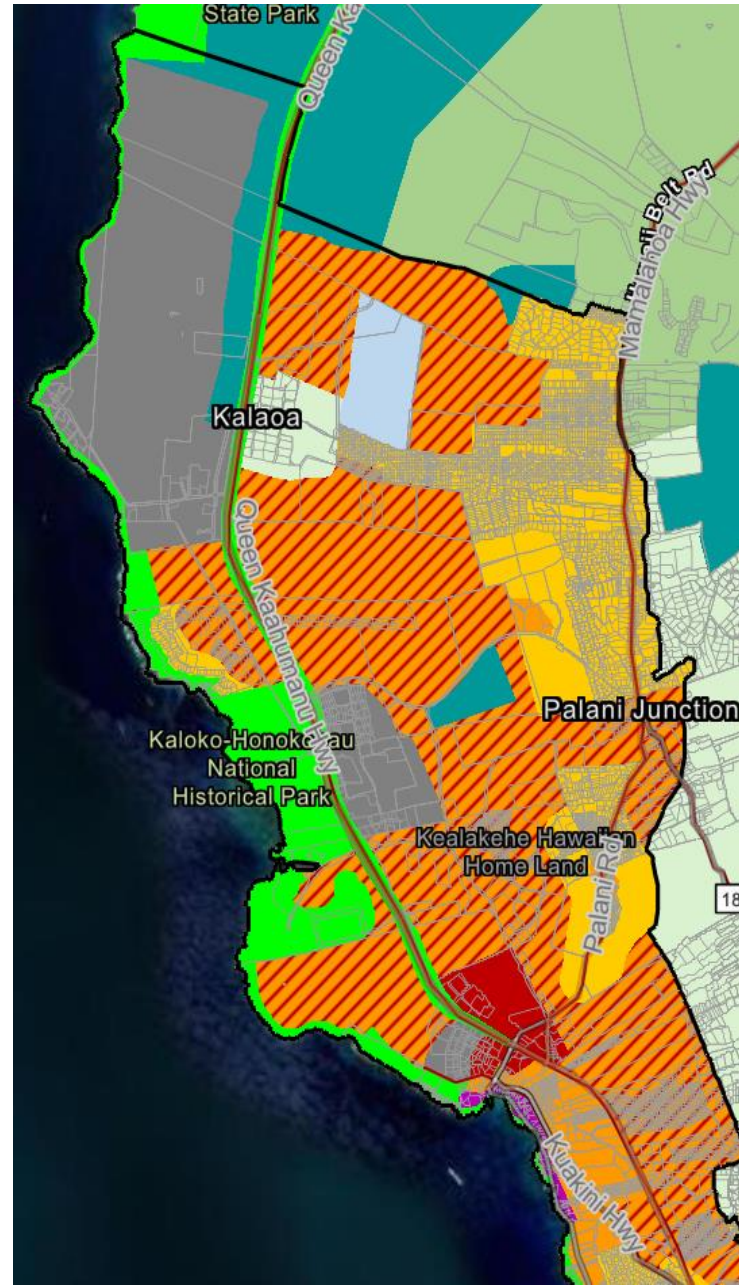
Urban & Rural Uses



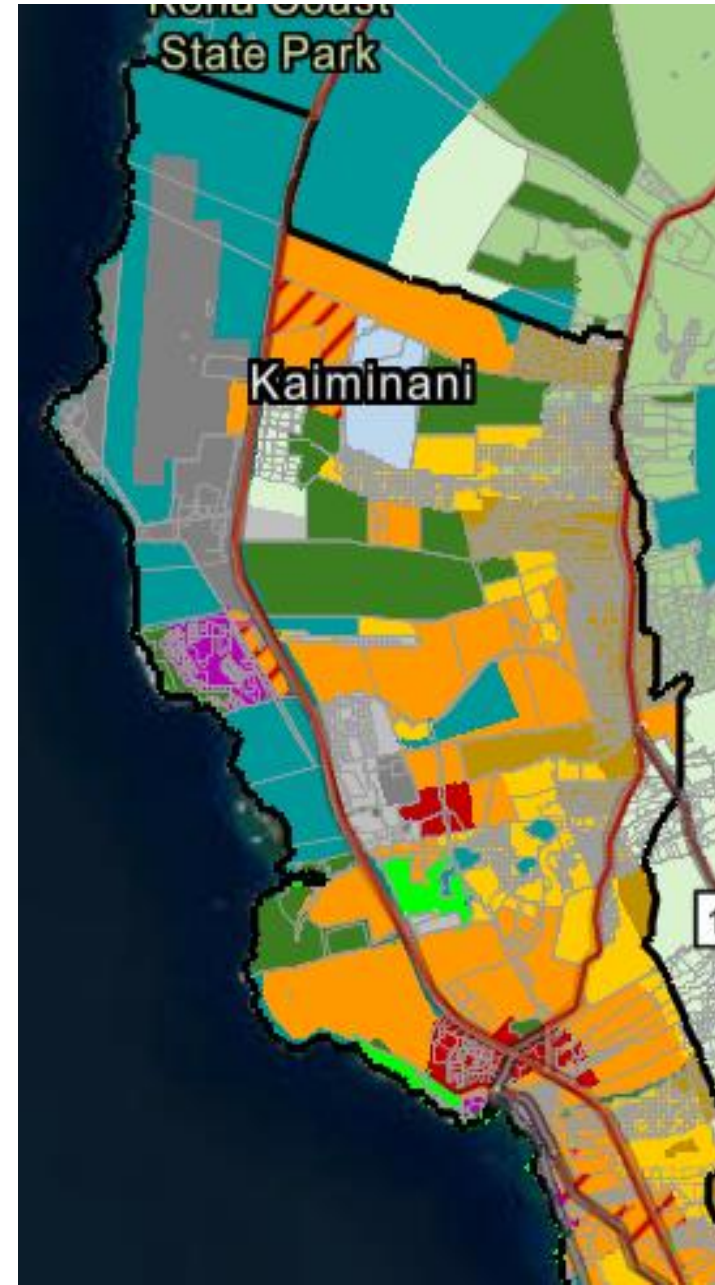
North Kona

2005

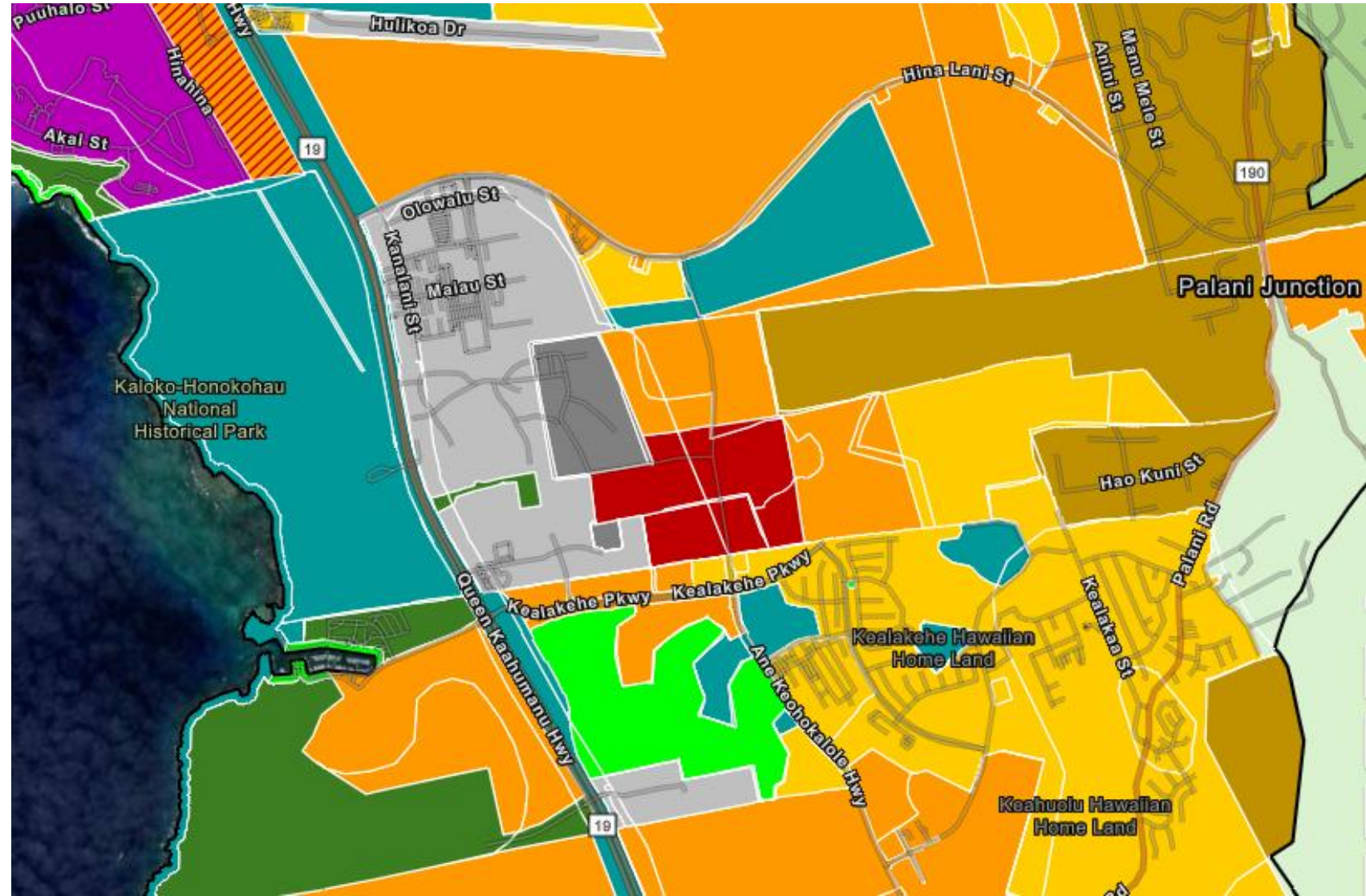
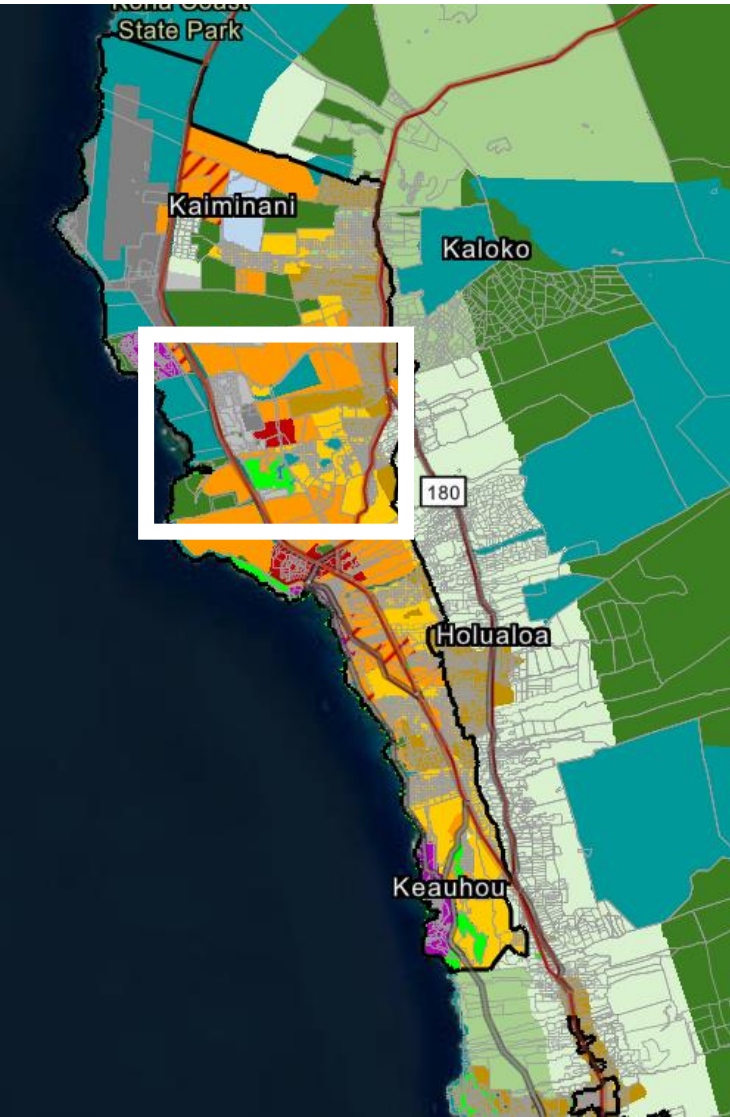
- Increase of Cons & Natural
- Urban Exp designated to more specific urban uses
- HDU to MDU to LDU to Rural



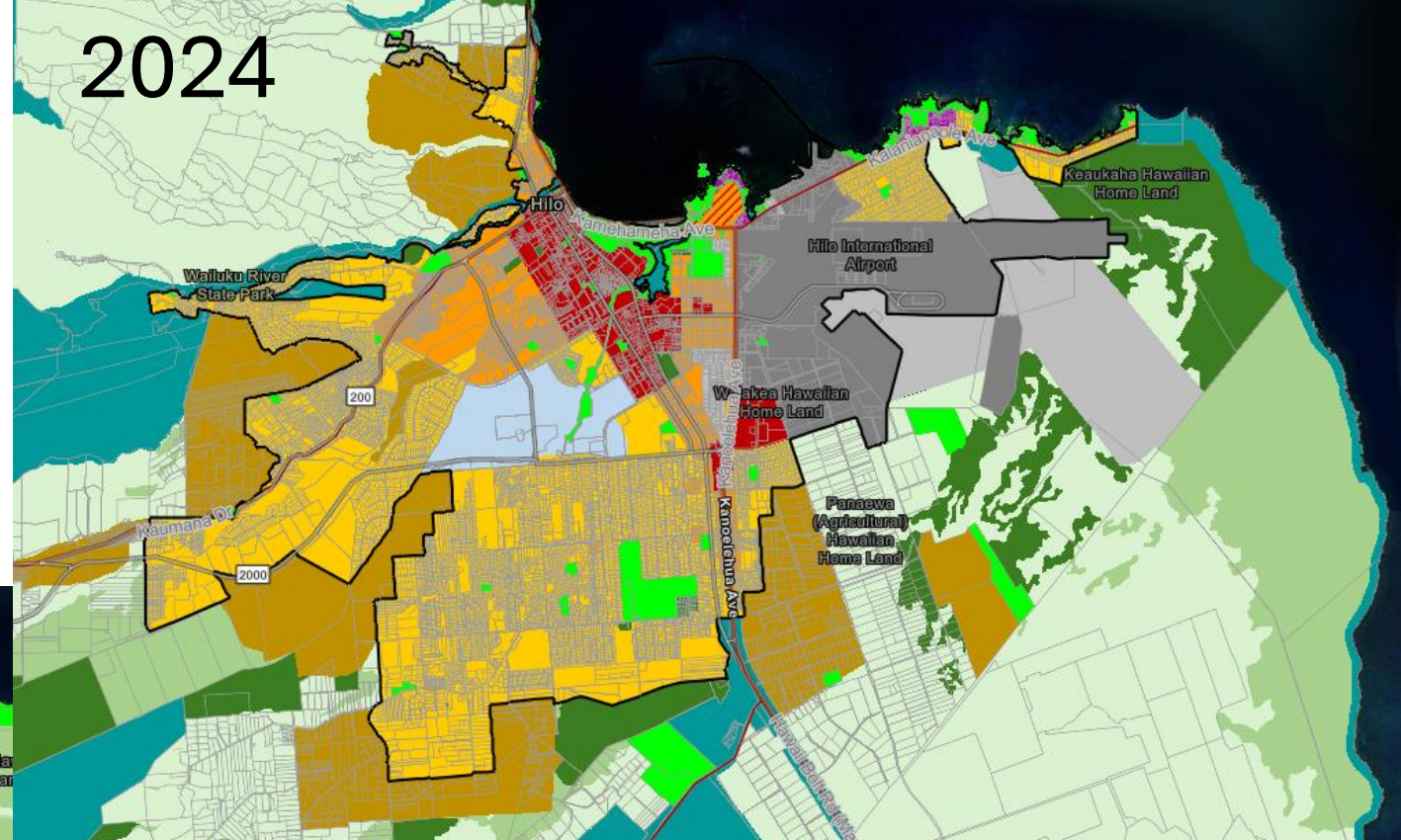
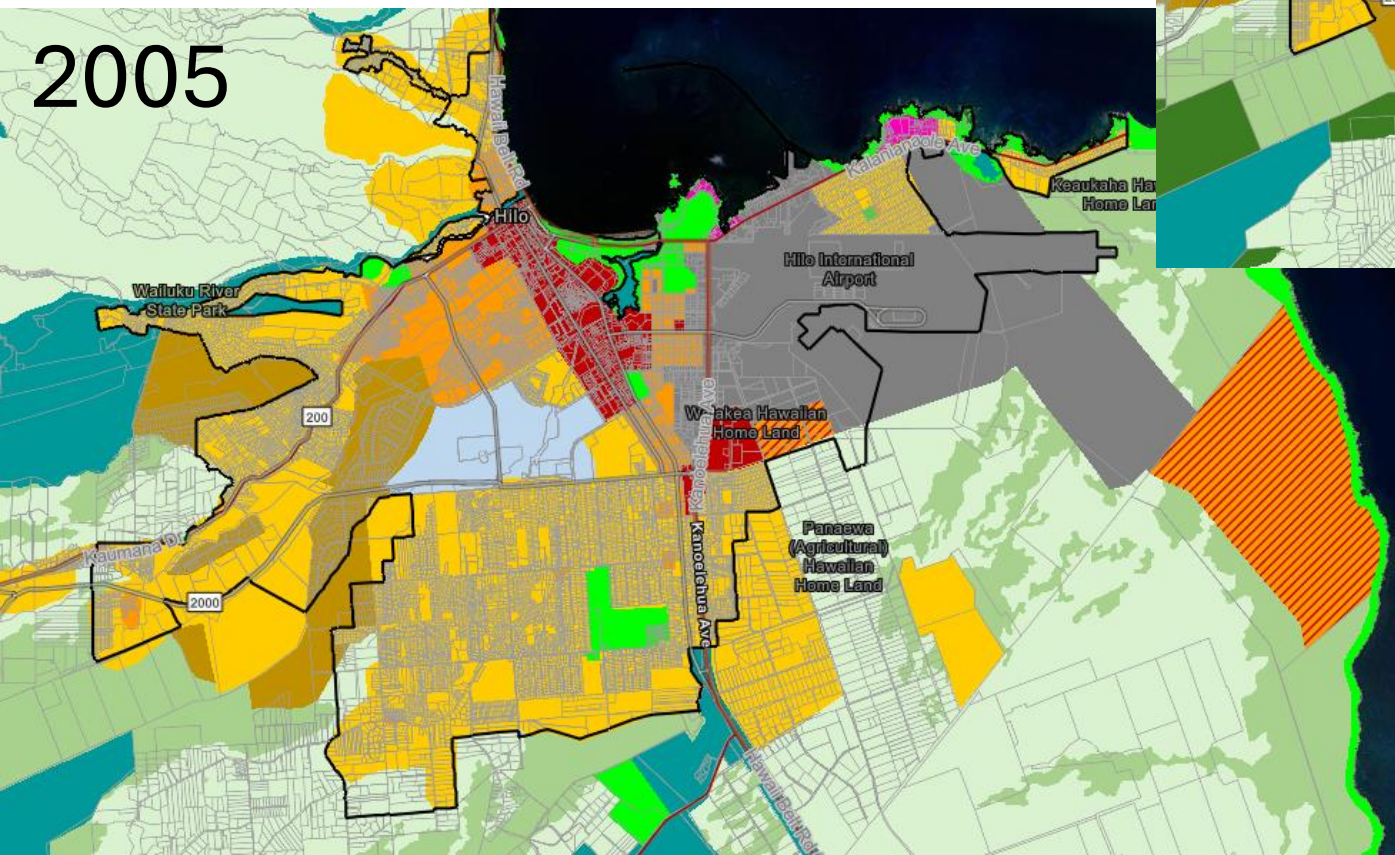
2024



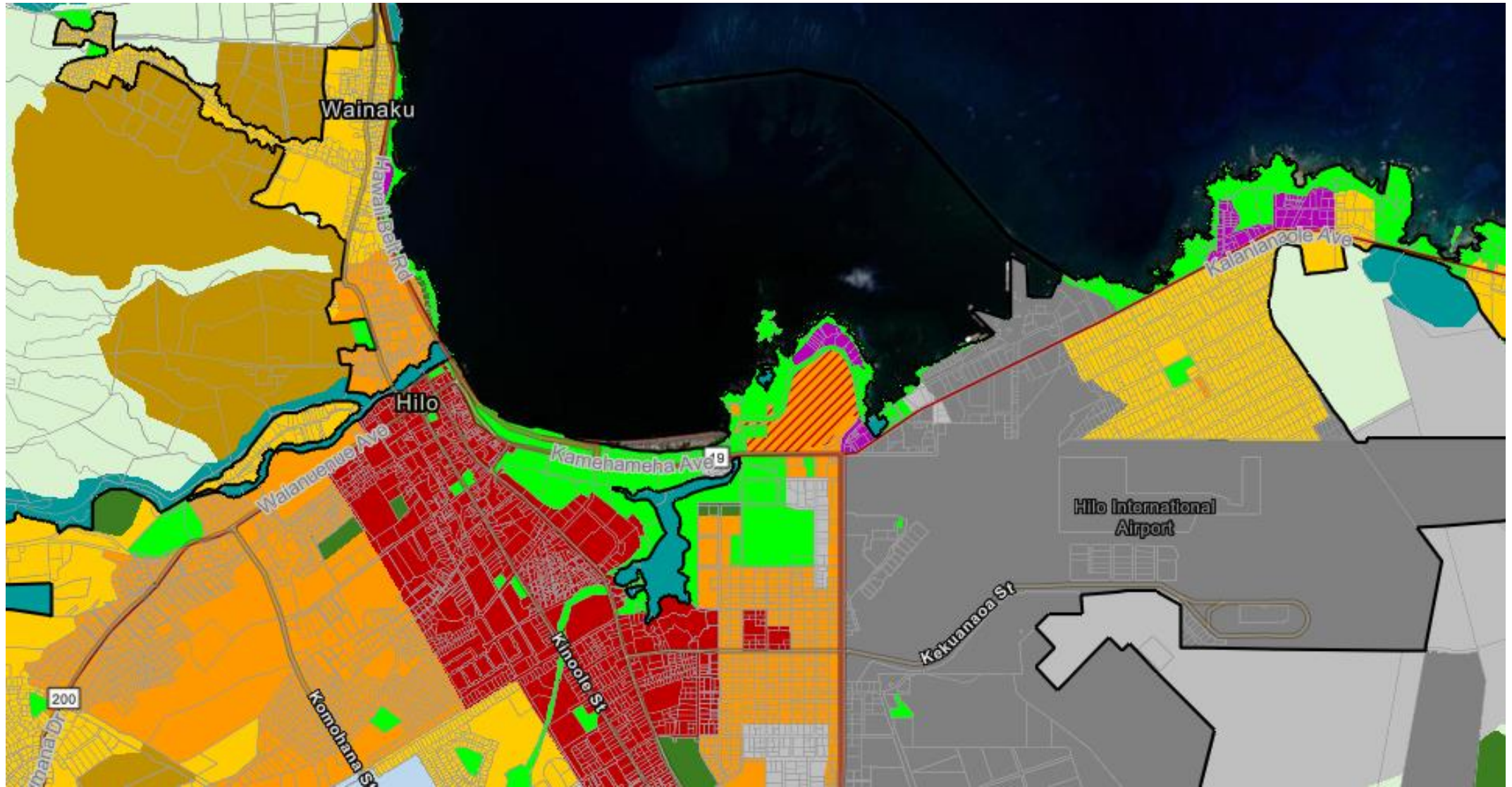
North Kona



South Hilo



South Hilo



Agriculture & Natural

- Productive Ag – name change (IAL)
- Orchard (2005) – added to Productive Ag
- Natural – added for passive use
- UHH Agriculture Land Use Baseline (2015 & 2020)

Agriculture and Natural Land Use

GP DESIGNATION	DESCRIPTION
Productive Agriculture (PA)	Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. (5-acre minimum lot size) Productive agricultural lands were determined by including the following lands: • Lands outside of UGAs identified as "Important Agricultural Lands" on the 2005 General Plan Land Use Pattern Allocation Guide maps. • Lands outside of UGAs identified in the Agricultural Lands of Importance to the State of Hawai'i (ALISH) classification system as "Prime" or "Unique". • Lands outside of UGAs classified by the Land Study Bureau's Soil Survey Report as Class B "Good" soils. (There are no Class A lands on the Island of Hawai'i) Lands classified as at least "fair" for two or more crops, on an irrigated basis, by the USDA Natural Resource Conservation Service's study of suitability for various crops. • In North and South Kona, the "coffee belt", is a continuous band defined by elevation, according to input from area farmers and the 2020 Update to the Hawai'i Statewide Agricultural Land Use Baseline Report. • State agricultural parks. Dwelling density up to 1 unit per <u>5 acres</u>, although additional may be allow with permitted additional farm dwellings.
Extensive Agriculture (EA)	Lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, tillable by machine, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture and can support additional residential densities when situated near UGAs. Dwelling density up to 1 unit per acre, although additional may be allow with permitted additional farm dwellings.
Natural (NAT)	Lands to be kept in a largely natural state with minimal facilities consistent with open space uses along with agricultural land uses. Includes areas vulnerable to natural hazards, steep slopes, lava fields, and areas set aside for cultural and/or natural resource preservation purposes that are not necessarily under active management. Dwelling density on agriculture zoning up to 1 unit per acre.



Recreation & Conservation



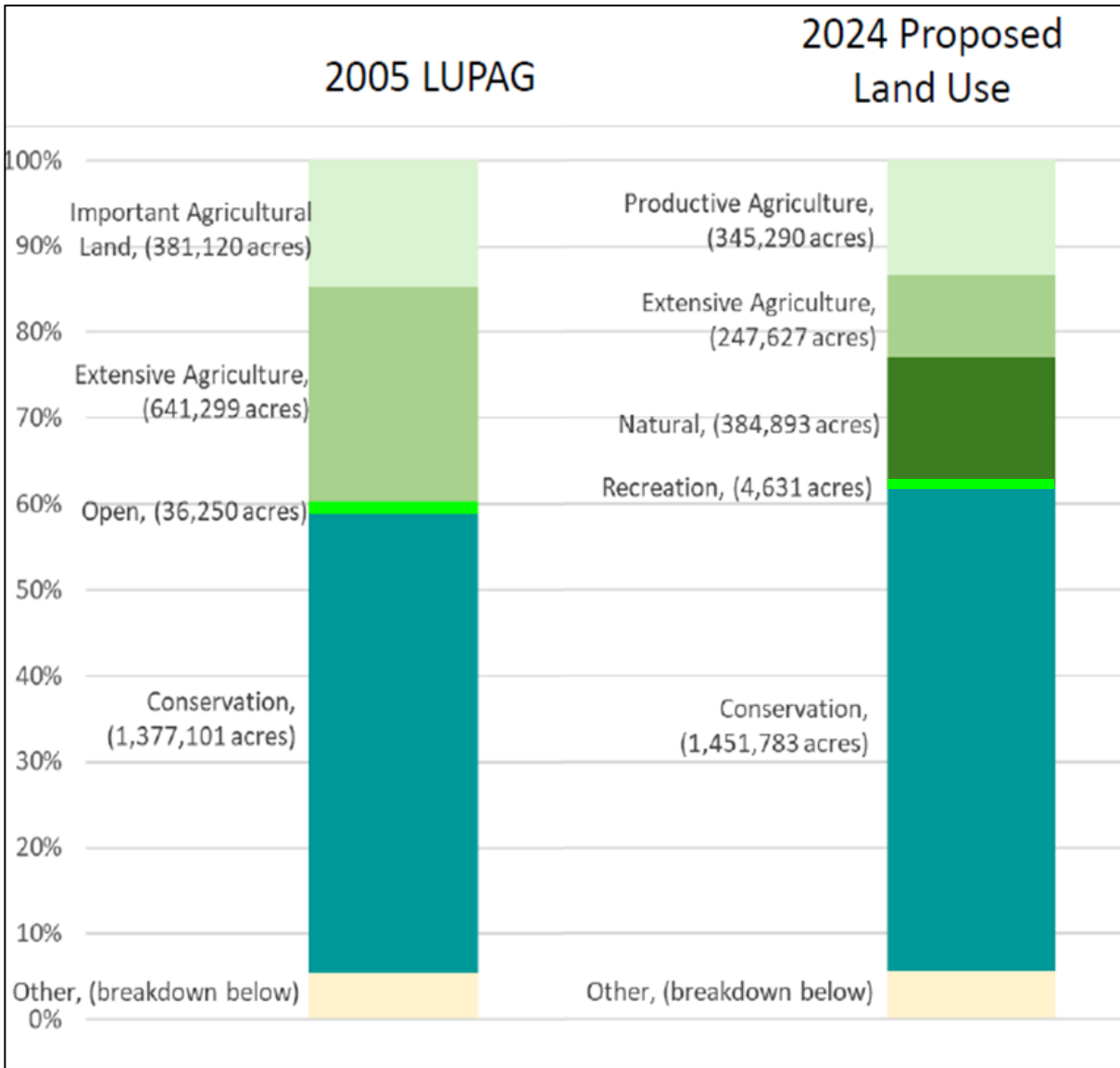
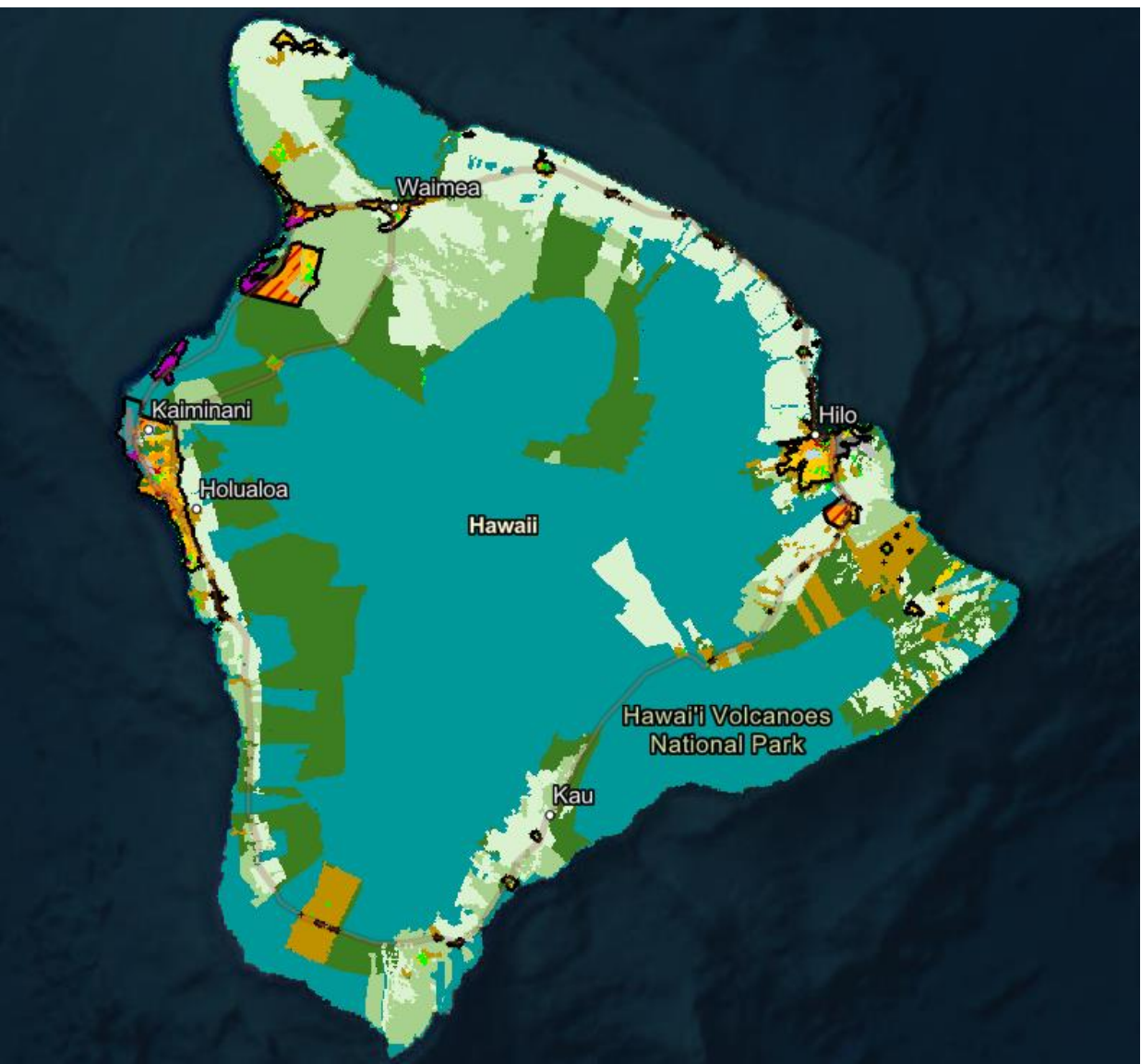
- Recreation – active recreational parks, golf courses, and shoreline setbacks not in SLU conservation.
- Conservation – forests & water reserves, lands in active conservation, and SLU conservation.
- Pond (2005) – added to Conservation

Open Space Land Use

GP DESIGNATION	DESCRIPTION
Recreation (REC)	Parks, open space, and other recreational areas, such as golf courses, and shoreline setback areas not already in SLU Conservation.
Conservation (CON)	Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, areas to be kept in a largely natural state with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and lands within the SLU Conservation District.

Final Recommended Draft General Plan, page 85

Agriculture & Open Space



Land Use Conclusions

- Decision-Making Process
 - The GP focuses on guiding collective land use and development decisions rather than imposing restrictions on individual actions.
- Urban & Rural Uses
 - CDPs & Master Plans, SLU, 2005 GP, Zoning
 - Create transition between different densities
 - Access to infrastructure
- Agriculture & Natural Uses
 - UHH Agricultural Baseline crops & pasture data, historic lava flows, federal & state-owned lands from Hawai'i County assessor data
- Recreation & Conservation Uses
 - Parks in SLU conservation are noted as GPLU conservation
 - Active parks with active use areas are noted as recreation
 - Public lands not in active use are noted as natural or conservation (e.g., PONC properties)

Public Outreach & Input at Every Stage

For More Information

Planning Website – Overall Process

2019 Draft General Plan Workshops & Public Input >

2023 Draft General Plan Workshops & Public Input >

2024 Recommended Draft General Plan Workshops & Public Input v

Final Recommended Draft General Plan 2045

The Final Recommended Draft General Plan 2045 is now available for public review and comment. To access the Final Draft and provide comments, [CLICK HERE](#).

Download a PDF copy of the Final Draft: [Final Recommended Draft General Plan 2045_July2024](#)

Download a PDF copy of the Policy Rationale: [General Plan 2045 Policy Rationale_July2024](#)

Download a PDF copy of the General Plan Land Use Technical Methodology Report: [Scenario Planning - Technical Methodology for General Plan Land Use \(2024\)](#)

Participate in the General Plan Comprehensive Review Process

Public Workshops

- August 28, 2024 - West Hawai'i Civic Center (Building A), 2:00
- August 29, 2024 - Arc of Hilo, 1099 Waiānue Ave, 2:00 p.m.
- September 5, 2024 - Online Webinar Workshop, 5:00 p.m. to webinar:
https://zoom.us/webinar/register/WN_IQ49gu9TTTqRMi4PDn

* Video recordings will be available after the event.

Community Meetings

- September 17, 2024, South Kona at 5:00pm - Rodney Yano M Hwy, Captain Cook, HI 96704
- September 19, 2024, Ka'u at 5:00pm - Ka'u District Gym Multi Pāhala, HI 96777

<https://www.planning.hawaiicounty.gov/general-plan-community-planning/gp/comp>

Interactive Draft & Maps

Final Recommended Draft General Plan 2045

Open for Review

Table of Contents

Page 1 of 308

Type to search

Comment

Drag

Click anywhere in the document to add a comment. Select a bubble to view comments, add your own comment to what others have shared or give comments a thumbs up or down.

<https://cohplanning.konveio.com/final-recommended-draft-general-plan-2045?document=1>

Next Steps

Review the plan section by section.

Next is Sustainable Development & Resilient Communities: Land Use (cont.)

Tentative WPC Hearing Dates:

Thu, January 2, 2025 at 9:00 a.m. - Cancelled

Fri, January 3, 2025 at 9:00 a.m. - Cancelled

Thu, February 6, 2025 at 9:00 a.m.

Fri, February 7, 2025 at 9:00 a.m.

Mon, March 10, 2025 at 9:00 a.m.

Tues, March 11, 2025 at 9:00 a.m.

Wed, March 12, 2025 at 9:00 a.m.

Information for Upcoming Planning Commission Meetings for Review of General Plan 2045 at: <https://www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications> or by calling 808-961-8288.



MAHALO

County of Hawai'i Planning Department