

DAVID B OWENS

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Hilo, Hawaii 96720

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COH PLANNING DEPT
NOV 6 2024 PM 1:16

REC'D HAND DELIVERED

To: Windward Planning Commission

Re: General Plan

Date: November 5 2024

I have been a resident of Keaukaha for 35 years and the owner of 227 Kalanaiana'ole St. (TMK 321006016 & 17) for 25 years...Parcel (16) and Parcel (17) are the only Fee Simple Bay Front properties in Hilo Bay with Hotel Resort zoning.

My tenant and friend *Pacific Quest* have been doing business for 15 years on this property and we have long-term plans and a great future together. The work they do with youth and the mental health services they provide is invaluable. The General Plan proposed change from Hotel/Resort to Recreation & Open is completely the opposite to the zoning and use of this property. Any lender or investor will not treat this property seriously as long as the use and zoning are opposite the Hawaii County General Plan.

A properly designed General Plan is a necessary vision for our future...Our neighborhood is composed of; fuel companies, food warehouses, automobile companies and tradesman...they are not glamorous but they are necessary small businesses that pay taxes and employ many people.

This General Plan and County has not considered what our other neighbor the State Harbor Division's long-term visions are when they changed the zoning from Hotel/Resort to Conservation in 2021 on the Rotary Park Parcel (13). The Comprehensive Study by the United States Army Corp. of Engineers recommends a Small Craft Marina and support facilities in Rees Bay, this would be more in keeping with the commercial neighbors in our district.

The Rotary Park is the only conservation parcel in our neighborhood and a terrible neighbor, no sewer, no water, no electricity, no picnic pavilions and no safe ocean access...It does not fit into our neighborhood, even the Police, Parks & Recreation and DLNR Enforcement can't keep up with the crime and homeless problems. Bayfront and Banyon Drive are made up of many **real** Parks and sports facilities and this negative designation of Recreation/Open on my private property in a commercial district should never be considered.

I request the: Notice of Proposed Change in Parcel Designation dated October 10 2024 (TMK 321006016) be withdrawn.

A handwritten signature in blue ink, reading "D.B. Owens", is written over a horizontal line.

David B Owens

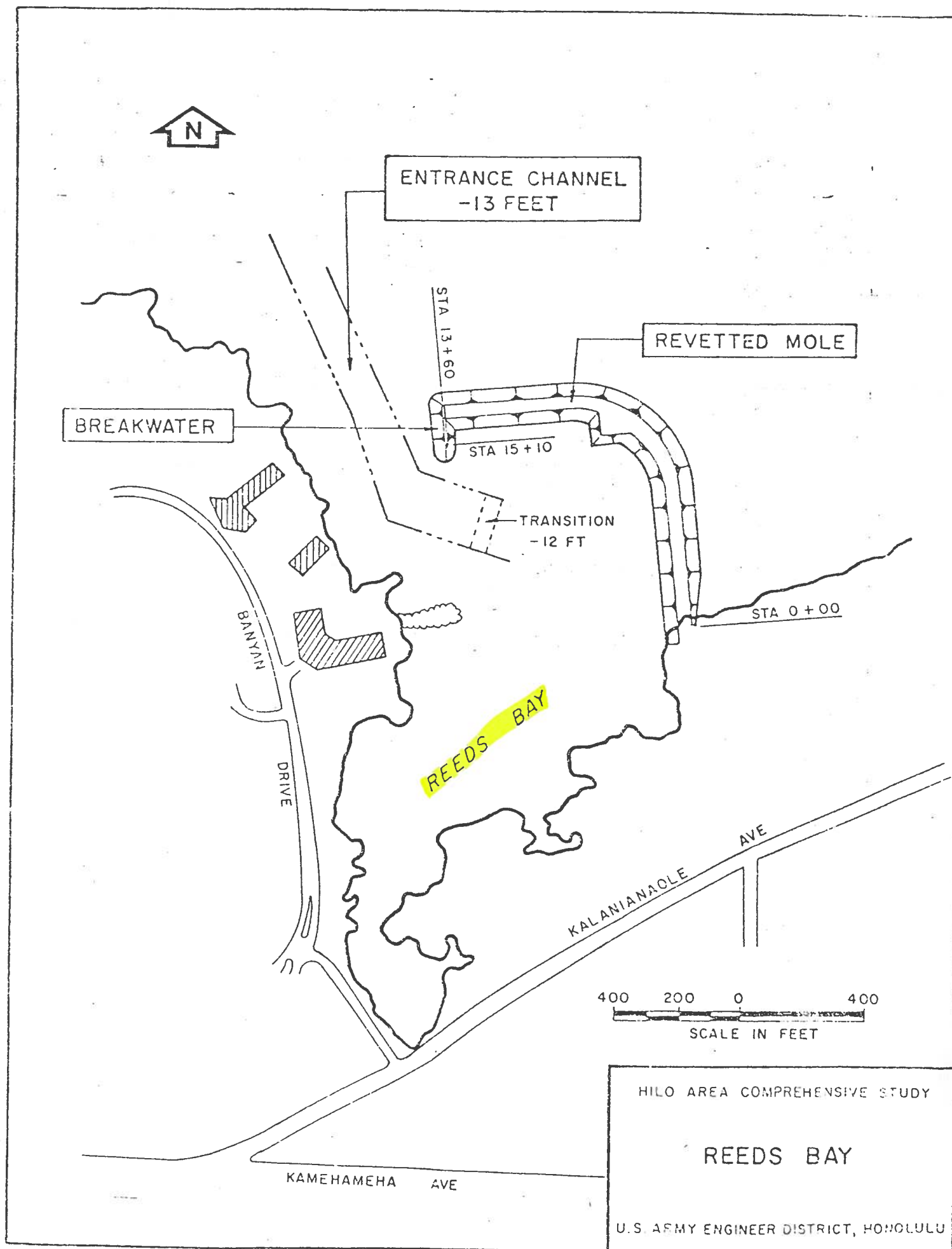


FIGURE 3