

PUBLIC NOTICE
WORKSHOPS FOR PROPOSED AMENDMENT TO THE COUNTY OF HAWAII
GENERAL PLAN LAND USE PATTERN ALLOCATION GUIDE (LUPAG) MAP
PLANNING DIRECTOR
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of public workshops for the proposed amendment to Map 14 of the Land Use Pattern Allocation Guide (LUPAG) Map of the County of Hawaii General Plan, adopted by Ordinance No. 05 025, as amended, initiated by the Planning Director, Planning Department of the County of Hawaii, pursuant to Section 3-15 of the Charter of the County of Hawaii, Section 16.2(2) Interim Amendments of the Hawaii County General Plan.

DATE: Monday, June 1, 2015

TIME: 5:30 p.m.

PLACE: Keaau Community Center
16-186 Pili Mua Street, Keaau, Hawaii

DATE: Wednesday, June 3, 2015

TIME: 5:30 p.m.

PLACE: West Hawaii Civic Center, Planning Department Conference Room
Building E, 2nd Floor
74-5044 Ane Keohokalole Highway, Kailua-Kona, Hawaii

The Planning Director is initiating an amendment to Map 14 of the County of Hawaii General Plan LUPAG Map by changing the land use designation for portions of Keaau Village and immediately surrounding areas as follows:

- A-1: Low Density Urban to Medium Density Urban encompassing a contiguous area of approximately 475 acres from the intersection of Keaau-Pahoa Bypass Road and Highway 11 (Volcano Highway) extending south of Kukula Street and then in a westerly direction to the boundary of the Keaau Ag Lots Subdivision to the Highway 11-Old Volcano Highway intersection along the Old Volcano Highway leading to the Village core.
- A-2: Important Agricultural Land to Medium Density Urban encompassing the triangular area of approximately 112 acres from Kukula Street-Keaau Bypass Road intersection south to the Keaau Bypass Road-Keaau Pahoa Road intersection, and then approximately to the northeastern corner of the Keaau Ag Lots Subdivision.

The purpose of the public workshops is to afford all interested persons a reasonable opportunity to provide comments on the proposed amendment. Written comments may be submitted in person at the public workshops or be submitted to the Planning Department no later than May 26, 2015. A copy of the proposed amendment is on file and available for inspection during office hours at the Planning Department, Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawaii 96720, and at the Kona office of the Planning Department, West Hawaii Civic Center, 74-5044 Ane Keohokalole Highway, Kailua-Kona, Hawaii 96740. In addition, the proposed amendment may be viewed at the County of Hawaii website (<http://www.co.hawaii.hi.us>).

Any person requiring special assistance or person requiring auxiliary aid and/or services to participate in the workshops should contact the Planning Department at 961-8288 three (3) working days prior to the workshops so that appropriate arrangements can be made.

DUANE KANUHA, PLANNING DIRECTOR
COUNTY OF HAWAII PLANNING DEPARTMENT

Hawaii County is an Equal Opportunity Provider and Employer

(Hawaii Tribune Herald: Friday, May 15, 2015)

(West Hawaii Today: Friday, May 15, 2015)

**PLANNING DIRECTOR INITIATED GENERAL PLAN AMENDMENT
AMEND LAND USE PATTERN ALLOCATION GUIDE (LUPAG) MAP FOR KEA‘AU TOWN**

The Planning Director is initiating an amendment to Map 14 of the Land Use Pattern Allocation Guide (LUPAG) Map of the County of Hawai‘i General Plan (adopted by Ordinance No. 05-025, amended by Ordinance Nos. 06-153 and 14-087) by changing the land use designation for portions of Kea‘au Village and immediately surrounding area as follows:

- **A-1: *Low Density Urban to Medium Density Urban*** encompassing a contiguous area of approximately 475 acres from approximately 0.3 miles northwest (makai) of the intersection of Kea‘au-Pāhoa Bypass Road and Highway 11 (Volcano Highway) to and including the area in the vicinity of Ulupono and Milo Streets, extending south of Kukula Street and then in a westerly direction to the boundary of the Kea‘au Ag Lots Subdivision to the Highway 11-Old Volcano Highway intersection along the Old Volcano Highway leading to the Village core.
- **A-2: *Important Agricultural Land to Medium Density Urban*** encompassing the triangular area of approximately 112 acres from Kukula Street-Kea‘au Bypass Road intersection south to the Kea‘au Bypass Road-Kea‘au Pāhoa Road intersection, and then approximately to the northeastern corner of the Kea‘au Ag Lots Subdivision.

On July 18, 2014, the County Council adopts Resolution No. 464-14, Draft 2 (attached), requesting that the Planning Director initiate an interim amendment to the General Plan LUPAG Map in the vicinity of the Kea‘au Regional Town Center as defined by the Puna Community Development Plan (Puna CDP) based on findings that:

- the County of Hawai‘i General Plan ("General Plan") Land Use Pattern Allocation Guide (LUPAG) map designations for the Kea‘au Regional Town Center area are inconsistent with the Objectives, Actions and Land Use Recommendations of the Puna CDP;
- there are inconsistencies between the existing zoning designations and the General Plan LUPAG map designations in the areas in the vicinity of Ulupono Street and Milo Street;
- in order to meet the aforementioned objectives of the Puna CDP to facilitate future land use entitlements and enhance the role of the Kea‘au Regional Town Center, including the Puna CDP's statement that zoning for residential development and associated

neighborhood- oriented services " may occur within the LUPAG "alternate urban expansion areas", the General Plan should be more closely aligned to the Puna CDP; and

- inconsistencies between the General Plan LUPAG map and the Puna CDP recommendations, growth within the Kea‘au Regional Town Center has been primarily confined to a core in which specific settlement patterns have not yet been fixed and which is currently designated Medium Density Urban by the General Plan-LUPAG, with limited opportunity in the Low Density Urban area for higher density residential units and retail and office commercial uses to support the regional town center.

For these reasons, the County Council, through this resolution, expressed its support of “...*these amendments because it supports the Kea ‘au Regional Town Center principles and designation adopted in the Puna CDP and determines the development of the Kea ‘au Regional Town Center will serve the interest of the public by stimulating growth through sustainable principles that will provide for improved public infrastructure systems and facilities, direct and indirect employment, and a continued sense of place outlined herein, in the Puna CDP, and in the General Plan.*” While the Council’s support was for the expansion of Urban Expansion Area within the Kea‘au Town Center, public workshops held by the Planning Director and input by the Puna CDP Action Committee clearly conveyed the desire to not allow industrial uses within the town center, resulting in this current proposal for a Medium Density Urban designation to fill the town center area that will still achieve the original intent and purpose of the Council’s resolution. This current proposal would expand upon the existing Medium Density Urban designated area within Kea‘au town that currently encumbers about 52 acres.

GENERAL PLAN LUPAG MAP

The General Plan is the policy document for the long-range comprehensive development of the island of Hawai‘i. The LUPAG Map is a component of the General Plan land use element. The land use element seeks to accommodate growth without congestion; to designate and preserve the lands needed for residential use, commercial and visitor services, industry, agriculture, and open space; and to coordinate these uses with the County’s services and circulation systems. The land use pattern is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner.

The LUPAG Map is a broad-brush graphic depiction of the general location of land uses in relation to each other and is not parcel specific. The methodology used to develop the land use pattern reflects estimates of future population based on economic facility needs, and transportation demands for the entire island. Topography and other physical features and economic and social characteristics of an area are also considered.

The General Plan may be amended by changing its goals, policies, standards, zoning acreage allocations, LUPAG map, and other applicable sections thereof, when the conditions or premises upon which the General Plan is based have changed and when such an amendment would assure the coordinated development of the County of Hawai‘i and the general welfare and prosperity of its people.

During the comprehensive review and with the adoption of the revised General Plan in 2005, changes to the Kea‘au Village area were few, although continuing to recognize Kea‘au as one of several urban and rural centers within the Puna District, along with Pahoa, Kurtistown, Mt. View, Hawaiian Paradise Park, Orchidland Estates and Volcano. With Hilo as the major commercial center on the east side of the island, Keaau is identified as a secondary commercial center that is encouraged to expand to meet the growing commercial needs for the Puna District.

In 2008, adoption of the Puna CDP provided guidance in growth management, transportation, and the preservation of and respect for natural, historic, and cultural features. The subject amendment would further the goals and objectives of the Puna CDP and the General Plan by assuring the coordinated development of the County and the general welfare and prosperity of its people. The General Plan LUPAG Map has not been updated since the adoption of the Puna CDP.

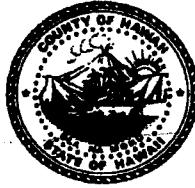
Accordingly, the Planning Director is seeking an amendment to LUPAG Map 14 for Kea‘au Village from *Low Density Urban* and *Important Agricultural Lands* to *Medium Density Urban*. *Low Density Urban* uses are defined as residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses with an overall residential density up to six units per acre. *Important Agricultural Lands* are those with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors.

For purposes of this General Plan amendment, a description of the LUPAG Map designation *Medium Density Urban* follows together with the corresponding zoning districts that are typically found within areas designated for *Medium Density Urban* uses:

The *Medium Density Urban* designation allows for village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential – up to 35 units per acre). [CV, CN, RS, RD, RM, O, PD, RCX]

Within the proposed General Plan amendment area A-1, current land uses include a credit union, flower distribution facility, offices, retail establishments, restaurants, urgent care and medical facilities, veterinary services, homes, a church, agriculture, portions of the Kea‘au Middle School, DOE District Complex offices, senior housing, and vacant land. Within General Plan amendment A-2, current land uses include Kea‘au Elementary and High Schools, a few homes, some agriculture, and vacant land.

STEWART MAEDA
County Clerk



MAILE DAVID
Deputy County Clerk

County of Hawai'i
Office of the County Clerk
25 Aupuni Street, Suite 1402 • Hilo, Hawai'i 96720
(808) 961-8255 • Fax (808) 961-8912

2014 AUG 28 PM 3:05

PLANNING DEPARTMENT
COUNTY OF HAWAII

July 28, 2014

Sent via E-Mail

To: Myles Miyasato, Chairperson
Windward Planning Commission
c/o Sarah Hata-Finley, Secretary, Planning Department

From: Stewart Maeda, Clerk
Office of the County Clerk

Subject: Resolution 464-14 (Draft 2)

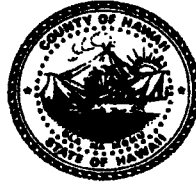
As directed in the above resolution, which was adopted by the Council of the County of Hawai'i on July 18, 2014, I am forwarding your copy.

SM/dt

Attachment

093750

STEWART MAEDA
County Clerk



MAILE DAVID
Deputy County Clerk

County of Hawai'i
Office of the County Clerk
25 Aupuni Street, Suite 1402 • Hilo, Hawai'i 96720
(808) 961-8255 • Fax (808) 961-8912

PLANNING DEPARTMENT
COUNTY OF HAWAII
2014 AUG 28 PM 3:05

July 28, 2014

Sent via E-Mail

To: Brandi Beaudet, Chairperson
Leeward Planning Commission
c/o Noriko Sauer, Secretary, Planning Department

From: Stewart Maeda, Clerk
Office of the County Clerk

Subject: Resolution 464-14 (Draft 2)

As directed in the above resolution, which was adopted by the Council of the County of Hawai'i on July 18, 2014, I am forwarding your copy.

SM/dt

Attachment

COUNTY OF HAWAII



STATE OF HAWAII 2014 JUL 28 PM 3:05

RESOLUTION NO. 464 14

(DRAFT 2)

A RESOLUTION REQUESTING THE PLANNING DIRECTOR TO INITIATE AN INTERIM AMENDMENT TO THE COUNTY OF HAWAII GENERAL PLAN TO REVISE THE LAND USE PATTERN ALLOCATION GUIDE MAP DESIGNATIONS FOR THE KEA'AU REGIONAL TOWN CENTER, KEA'AU, PUNA, HAWAII.

WHEREAS, on September 10, 2008, the County of Hawai'i ("County") adopted the Puna Community Development Plan ("CDP") by Ordinance No. 08-116 with the themes of preserving and respecting natural, historical and cultural features, addressing growth management and focusing on sustainable approaches to transportation; and

WHEREAS, to manage growth by encouraging a more efficient and environmentally-sustainable land use pattern, the Puna CDP designated specific parts of Kea'au as a Regional Town Center (Exhibit A) to provide a wide range of commercial, residential and public/quasi-public uses for the Puna district in addition to Regional Town Centers in Pāhoa and Hawaiian Paradise Park; and

WHEREAS, the Puna CDP, as amended by Ordinance No. 10-104, sets forth the following objectives and actions relating to regional town centers:

Land Use Pattern Objective 3.1.2.c

"Enhance the role of existing and new village/town centers by allowing expanded commercial uses, facilitating the development of farmers markets and community gathering places, opportunities for special needs housing, and infrastructure to support more compact development form and multi-modal travel."

Land Use Pattern Objective 3.1.2.e

"Target investments in public services and infrastructure to promote the development of village/town centers and, secondarily, to serve the peripheral subdivision areas."

Land Use Pattern Action 3.2.3.c

"Recommend reviewing the Urban Expansion Area designations in the County of Hawai'i General Plan LUPAG, except where they correspond to the recommended Regional Town Center and industrial boundaries."; and

WHEREAS, the County of Hawai'i General Plan ("General Plan") Land Use Pattern Allocation Guide (LUPAG) map designations for the Kea'au Regional Town Center area are inconsistent with the Objectives, Actions and Land Use Recommendations of the Puna CDP; and

WHEREAS, there are inconsistencies between the existing zoning designations and the General Plan LUPAG map designations in the areas in the vicinity of Ulupono Street and Milo Street; and

WHEREAS, the Kea'au Regional Town Center includes a range of public and quasi-public facilities such as Kea'au Elementary, Middle and High Schools, the Department of Education administrative complex office, 'Ōla'a Community Center, police and fire stations, the County's Shipman Gym, and the County's Herbert C. Shipman Park (mauka of Highway 11), charter schools, senior citizen housing and self help housing facilities, churches and related facilities; and

WHEREAS, the Kea'au Regional Town Center presents an opportunity to apply the following smart growth principles, which are discussed in the Puna CDP:

- Creating walkable neighborhoods
- Creating a range of housing opportunities and choices
- Fostering a distinctive community with a sense of place; mixing land uses
- Preserving open space, agricultural land, and critical habitats by directing growth to an existing village
- Taking advantage of compact building design and
- Providing a range of transportation choices; and

WHEREAS, future development of the Kea'au Regional Town Center would provide a basis for efficient road, bikeway and pedestrian networks, improved wastewater treatment, the ability for government to develop a new civic/community center and transit hub to serve upper and lower Puna, expanded or new parks and open space, greater water capacity, increased employment, affordable housing, and other necessary public and quasi-public infrastructure; and

WHEREAS, in order to meet the aforementioned objectives of the Puna CDP to facilitate future land use entitlements and enhance the role of the Kea'au Regional Town Center, including the Puna CDP's statement that zoning for residential development and associated neighborhood-oriented services "may occur within the LUPAG 'alternate urban expansion areas'," the General Plan should be more closely aligned to the Puna CDP similar to action taken in 2012 for the Pāhoa Regional Town Center by Ordinance No. 12-89; and

WHEREAS, because of the inconsistencies between the General Plan LUPAG map and the Puna CDP recommendations, growth within the Kea'au Regional Town Center has been primarily confined to a core in which specific settlement patterns have not yet been fixed and which is currently designated *Medium Density Urban* by the General Plan-LUPAG (Exhibit B), with limited opportunity in the *Low Density Urban* area for higher density residential units and retail and office commercial uses to support the regional town center; and

WHEREAS, on February 9, 2005, the County adopted comprehensive amendments to the General Plan by Ordinance No. 05-25 to guide the pattern of future development in Hawai'i County based on long-term goals; and

WHEREAS, the comprehensive review of the General Plan, as required per Section 16.1 of the General Plan, has not commenced; and

WHEREAS, Section 16.2, of the General Plan provides that the Planning Director may initiate interim amendments to the General Plan in accordance with the terms and provisions of Section 16.2(2); and

WHEREAS, amending Map 14 of the General Plan LUPAG from *Low Density Urban* and *Important Agricultural Land* to *Urban Expansion Area* will assist in implementing the Kea'au Regional Town Center principles and designation of the Puna CDP; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII that it requests the Planning Director to initiate the following interim amendments to the General Plan in accordance with Section 16.2(2) of the General Plan:

1. Amend Map 14 by changing the General Plan LUPAG map designation for the areas within the Kea'au Regional Town Center locations designated on the Puna CDP as *Low Density Urban* and *Important Agricultural Land* to *Urban Expansion Area*.
2. Amend Map 14 by changing the General Plan LUPAG map designation for the areas located in the vicinity of Ulupono Street and Milo Street from *Low Density Urban* to *Urban Expansion Area*.

BE IT FURTHER RESOLVED that the Council is desirous of these amendments because it supports the Kea'au Regional Town Center principles and designation adopted in the Puna CDP and determines the development of the Kea'au Regional Town Center will serve the interest of the public by stimulating growth through sustainable principles that will provide for improved public infrastructure systems and facilities, direct and indirect employment, and a continued sense of place outlined herein, in the Puna CDP, and in the General Plan.

BE IT FINALLY RESOLVED that the County Clerk shall transmit a copy of this resolution to the Honorable Mayor William P. Kenoi, Planning Director Duane Kanuha, and the Windward and Leeward Planning Commissions.

Dated at Kona, Hawai'i, this 18th day of July, 2014.

INTRODUCED BY:

 6/R
COUNCIL MEMBER, COUNTY OF HAWAII

COUNTY COUNCIL
County of Hawai'i
Hilo, Hawai'i

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on July 18, 2014.

ATTEST:



COUNTY CLERK



CHAIRPERSON & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
EOFF	X			
FORD	X			
ILAGAN	X			
KANUHA	X			
KERN	X			
ONISHI	X			
POINDEXTER	X			
WILLE	X			
YOSHIMOTO	X			
	9	0	0	0

Reference: C-934.1/PC-69

RESOLUTION NO. 464 14

(DRAFT 2)

EXHIBIT A

Figure 5-1: Kea'au Regional Town Center

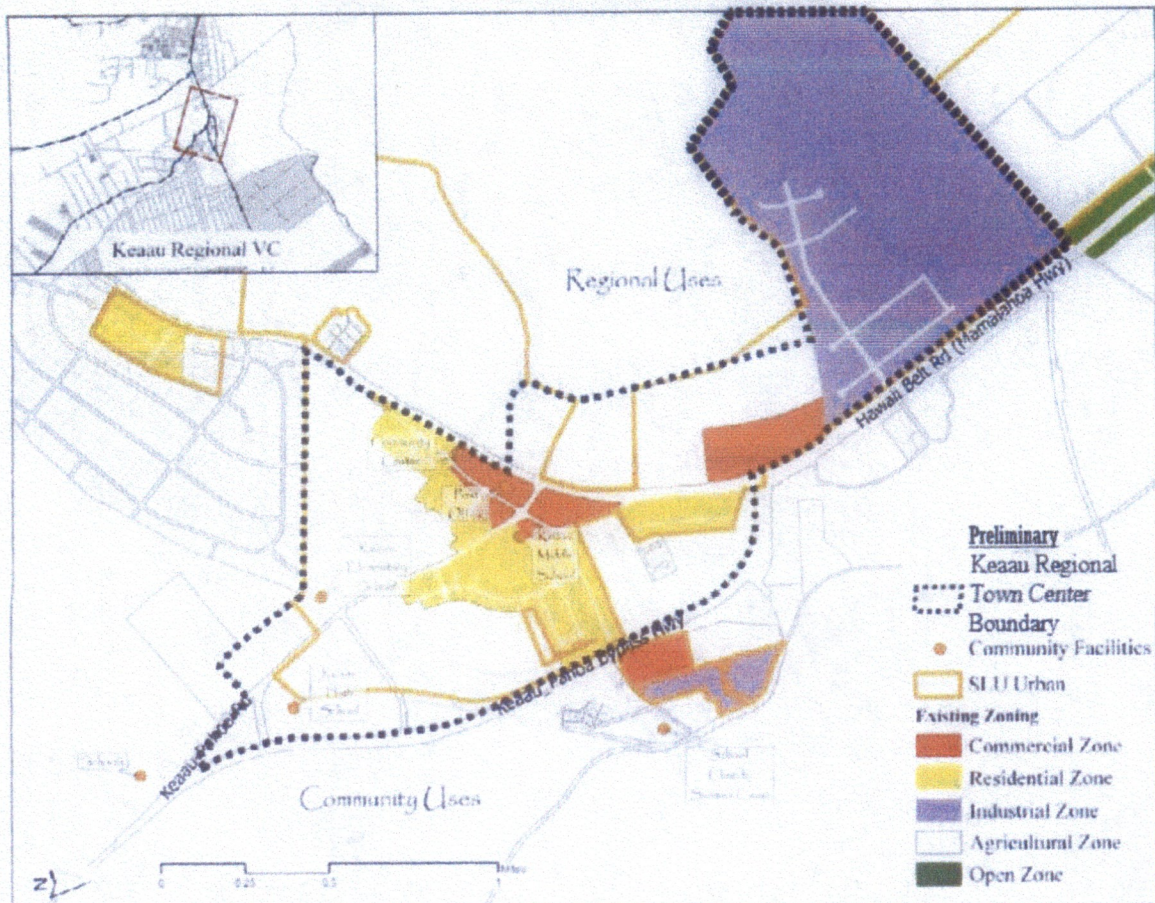


EXHIBIT B

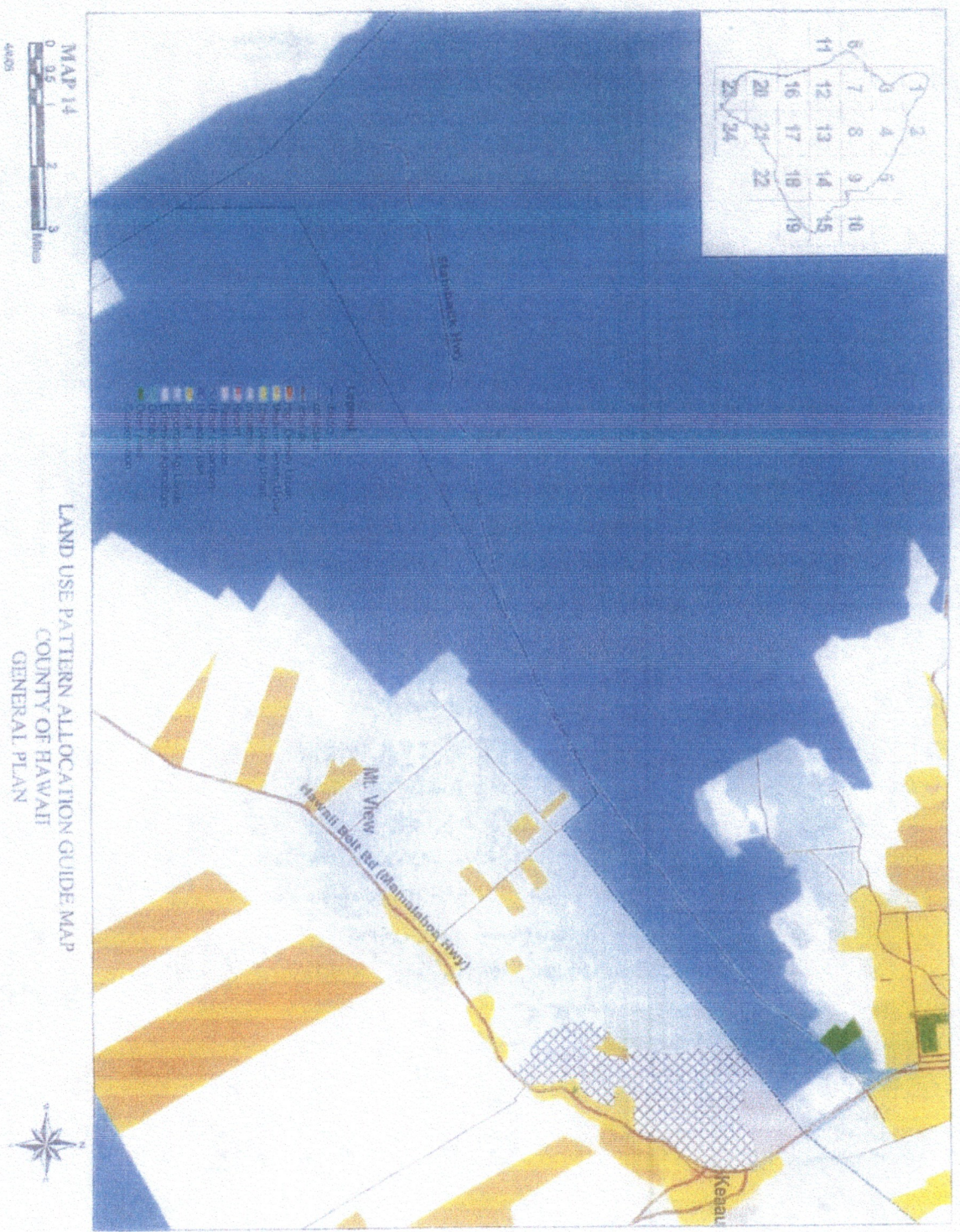
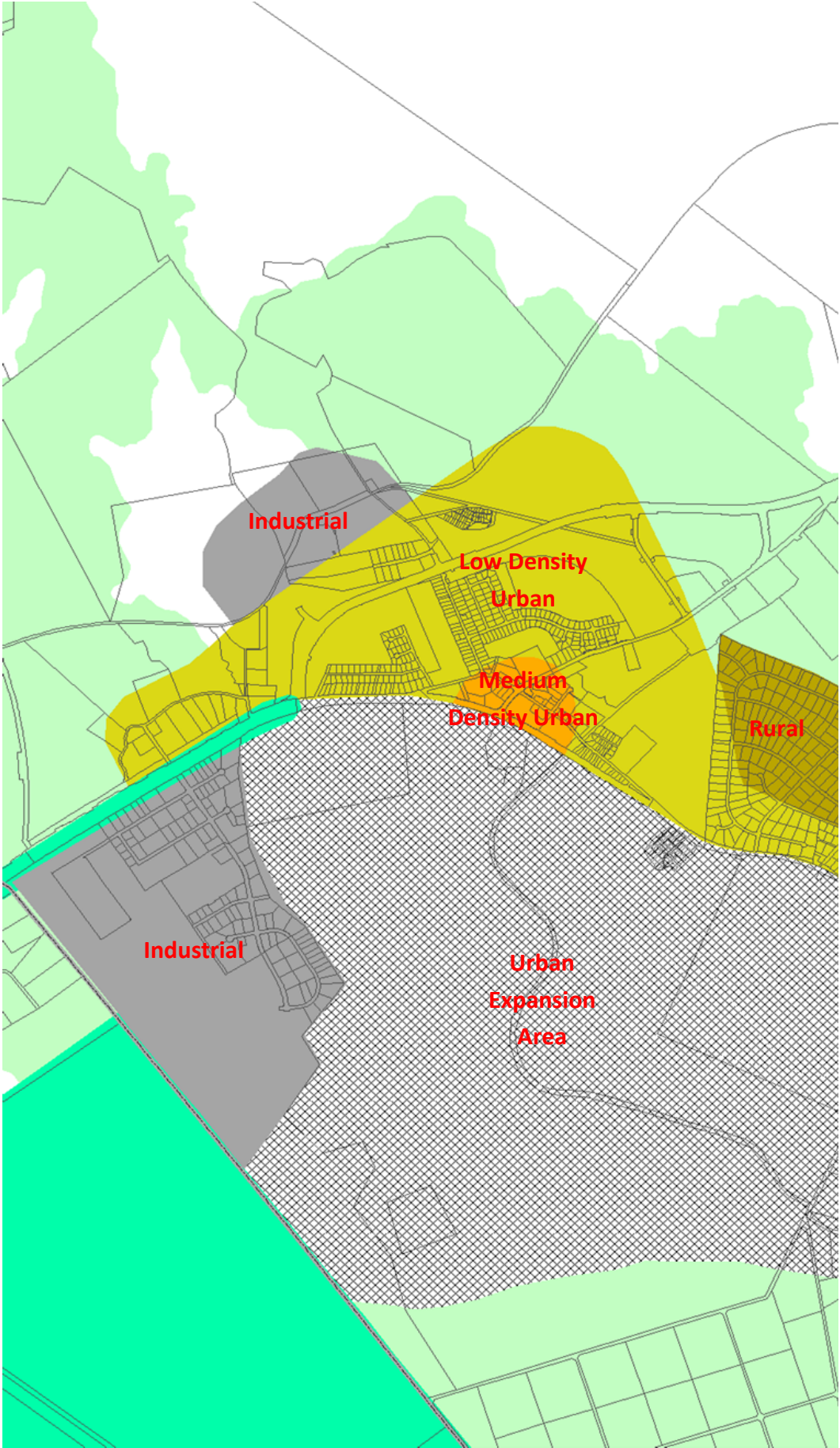


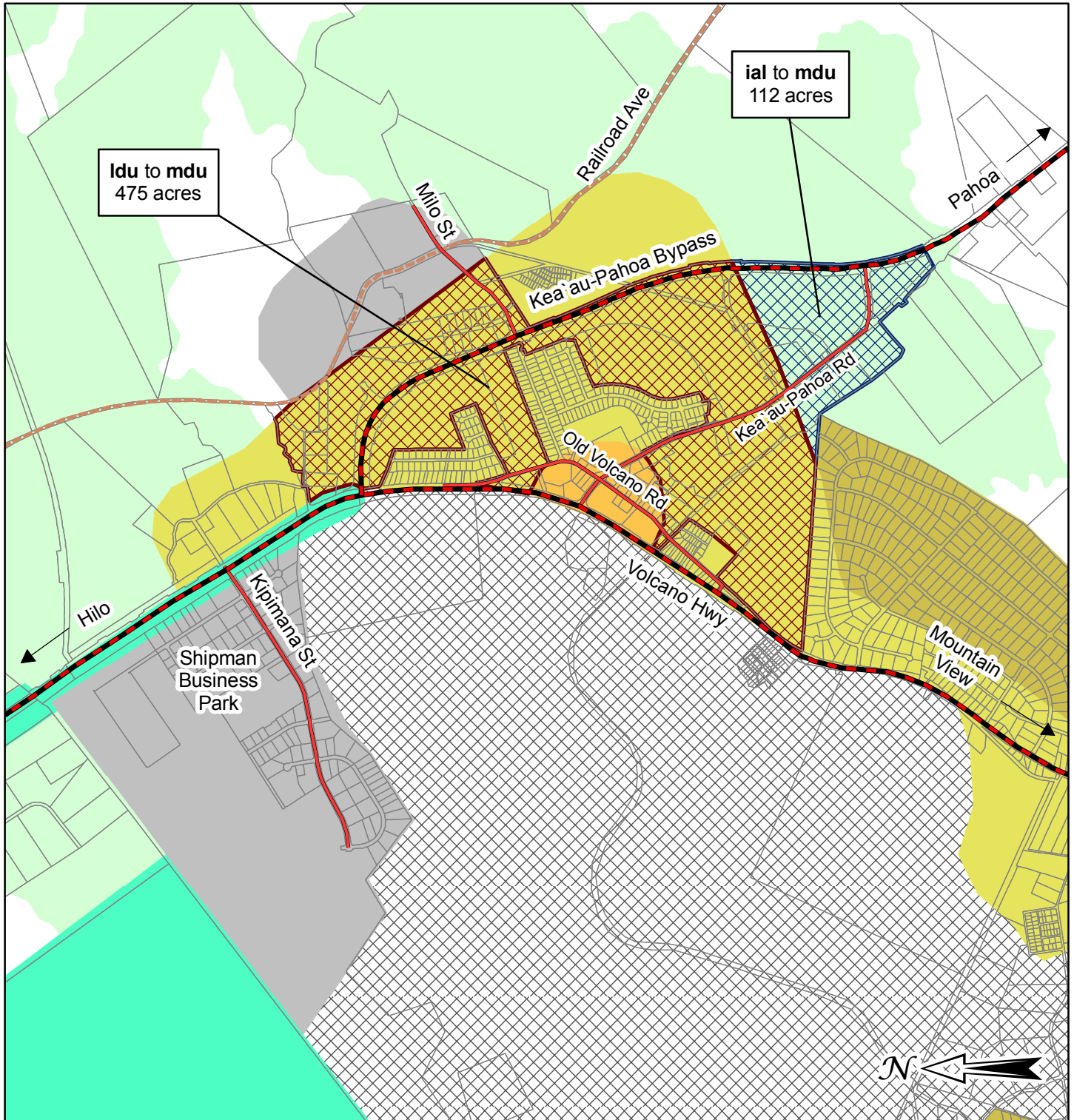
Figure 15. Map 14

EXISTING GENERAL PLAN LUPAG MAP FOR KEA'AU TOWN



Proposed General Plan Amendments for Kea'au Town Center

-  Low Density Urban (ldu) to Medium Density Urban (mdu)
-  Important Agricultural Lands (ial) to Medium Density Urban (mdu)



Map prepared by Hawai'i County Planning Department
Revised April 22, 2015

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