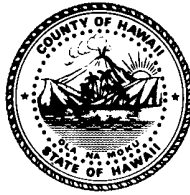


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director



Zendo Kern
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Deputy Director

County of Hawai'i PLANNING DEPARTMENT

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720

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Wednesday, November 10, 2021

Meeting Minutes

CALL TO ORDER

Chair Young called the Kona Community Development Plan (KCDP) Action Committee (AC) to order at 5:11 P.M. Due to restrictions related to the COVID-19 pandemic, this meeting was held via the Zoom interactive video platform.

ROLL CALL

AC Members Present: Marisa Bankston, Shirley David (Vice-Chair), David Huerta, Kari Kimura, Janice Palma-Glennie [came in at 5:23 P.M.], Charles Young (Chair)

AC Members Absent-Excused: Roselyn Molina, Shane Palacat-Nelsen, Franz Weber

County Staff: Planners – Heather Bartlett, Alexis Ching, Keiko Mercado, Natasha Soriano

County Officials: Council Member Holeka Inaba

3 members of the public attended the meeting via Zoom. The meeting was also available for synchronous viewing via the [COH Planning Department YouTube Livestream](#). The livestream is available at [Kona CDP Action Committee Meeting November 11, 2021 - YouTube](#).

Chair Young's 'Ōlelo No'eau:

Ua mau ke ea o 'āina i ka pono

The life of the land is preserved in righteousness.

[The perpetuation, health and future of our land is dependent on righteous acts and people.]

ADDITIONS TO THE AGENDA: None

ANNOUNCEMENTS:

1. General Plan Update:

Ms. Mercado shared that the administration has been working to launch and implement the new Electronic Processing & Information Center (EPIC) permit system. As EPIC is now up and running, more time will shift to the priority of reviewing and evaluating the General Plan Comprehensive Review. This will include an updated timeline, additional public input, and an outline of the adoption process. The website will be updated and action committees will be notified when information is available.

29 **2. Community First Health Care Initiative:**

30 Ms. Mercado shared that they received a notice from Community First informing that they are
31 conducting a health care assessment. They are reaching out for help in distributing their survey
32 across Hawai'i Island. Community First and its partners are serving Hawai'i Island residents
33 during the month of November to better understand what communities need to improve their
34 health. The survey is a part of Access to Care, a collaborative that's working to transform health
35 care on Hawai'i Island. Information regarding this and a link to their survey will be sent to AC
36 members via email.

37 *Committee Member David Huerta made a motion to move the approval of the September 9, 2021*
38 *meeting minutes to the end of the meeting. Motion seconded by Committee Member Shirley*
39 *David. Motion passed with 5 votes aye, 0 votes nay.*

40 **PUBLIC COMMENT ON AGENDA ITEMS:** One (1) member of the public provided oral testimony.
41 Oral Testimony:

42 Charles "Chuck" Flaherty, representing himself, testified on the General Plan update
43 announcement and business item 3. Mr. Flaherty felt that the proposed draft of the General
44 Plan was "gutted and replaced" in the sense that it makes no reference to the prior General
45 Plans that were done in the past. It was unclear to him what the possible impacts will be on
46 the various County departments, the Kona CDP, and the CDP's implementation. Mr. Flaherty
47 shared he did not understand why the Planning Department decided to proceed in a
48 different way than had been done in 1989 and 2005. He would like staff to create a matrix
49 that shows what protections and measures within the existing General Plan would still be
50 covered by the proposed General Plan, and what changes were proposed.

51 Mr. Flaherty shared that the Land Use Pattern Allocation Guide (LUPAG) map should be
52 adjusted to remove the resort node designation at Hōkūle'a. He stated that this was ruled to
53 be invalid by the Third Circuit Court and in addition to that, the issue should have gone to
54 Land Use Commission to have it re-designed as rural. He hoped that the General Plan will be
55 amended to include that.

56 Mr. Flaherty informed that he possesses documentation related to the Chapter 27 Flood
57 Control and Chapter 10 Soil and Erosion Control from several years ago and would like to
58 share the information with the AC.

59 **BUSINESS:**

- 60 1. **Kona Open Space Network (KOSN) Update:** Long Range Planner Natasha Soriano updated the
61 AC on the status of the KOSN Plan. Ms. Soriano will be managing this project along with Long
62 Range Planner Rob Leasure. Ms. Soriano stated that an updated scope of work was shared
63 with members of the KOSN subcommittee and requested that they provide their comments
64 by November 20, 2021. She advised subcommittee members to reach out if they wish to
65 meet to further discuss the scope and direction.

66 The CDP calls for the establishment of the KOSN program to enhance the opportunities of
67 residents and visitors to engage in recreational, educational, subsistence and gathering
68 activities. The Network would consist of managed hubs of natural, cultural, and developed
69 resources that are interlinked by trails and corridors. Through discussions it was recognized

70 that the departments of Parks and Recreation and Public Works are necessary partners to
71 ensure implementation of the project. Ms. Soriano informed that consultants will be
72 reviewed and evaluated to find the most suited relative to the project scope. The consultant
73 review is expected to take place in December with the final selection being completed by the
74 end of January.

75 Committee Member Kimura acknowledged that the beginning stages of the project will
76 require a lot of outreach and she wanted the AC to be aware of the limitations of hosting
77 effective working meetings given Covid-19. She was skeptical about an online meeting
78 format for the kind of communication and information gathering that the project will require.

79 Committee Member Palma-Glennie questioned if there will be a time in the near future
80 where in-person meetings can happen with the public while still abiding by COVID protocols.

81 With the rise in vaccinations, it is possible that more restrictions may be lifted for public
82 meetings. Ms. Soriano acknowledged the benefits of Zoom meetings where she has seen
83 creative strategies to engage with community. She advised subcommittee members to
84 include different options/strategies around engagement in their comments relative to the
85 contract scope. Ms. Bartlett requested that the subcommittee also include ideas for the
86 website presence for the KOSN in their comments.

- 87 2. **2018 Action Committee Priorities:** Chair Young provided updates on some of the items listed
88 in the Kona CDP Action Committee Priorities and Recommendations for FY 2019-2020 Capital
89 Improvement Program letter that was drafted in 2018.

90 *For reference see the 2018 Kona CDP Priorities Letter ([communication number 2018-21.1](#))*

91 Chair Young expressed that the purpose of this discussion was to challenge the AC to reflect
92 on their former list of priorities so they can focus on those issues and keep them in front of
93 the Planning Department.

94 Committee Member Palma-Glennie expressed the importance of getting the community
95 reinvolved with this process. Finding a way to show the community how the CDP can
96 improve their lives will help the AC to move forward and work with the Planning Department
97 more efficiently. She feels that more connection to the public will help to reiterate and clarify
98 what their priorities are.

99 Committee Member Kimura stressed the necessity for affordable housing. She shared that
100 through her service on the Kealakehe High School Community Council, she has seen issues of
101 equity and student transportation. She suggested that the AC analyze where the CDP helps
102 or hinders that kind of activity and address the issues that are preventing affordable housing
103 from happening.

104 Committee Member David agreed and expressed the need for a comprehensive housing
105 plan. She suggested that the AC review the Housing plan that Maui adopted. She questioned
106 if the Office of Housing or planning have a place where they can see all the affordable
107 housing projects that are ongoing right now. It would be helpful for the public to see reports
108 on roadblocks and how to overcome them.

More information about the Maui Housing Plan can be found on their website here
(sites.google.com/view/mauihousingplan)

Mr. Flaherty said he would provide the working group papers and information that he has on the CDP housing background reports to the AC.

Chair Young suggested the possibility of using funds that are coming out of Congress for consulting services to assist with developing a comprehensive plan. He questioned if the AC would be able to provide input on how they would want to see those monies utilized.

Ms. Mercado offered to find out more information on what the different roles are relative to the infrastructure funding from Congress. She suggested that Mr. Flaherty provide his working papers to the Planning Department so the documents may be scanned and made electronically accessible to AC members and the public.

Council Member Inaba confirmed that Council passed Resolution 241 which encourages and urges the Office of Housing and Community Development (OHCD) to pursue a study on how inclusionary zoning policies have affected the development of affordable housing. OHCD is in the process of seeking out a consultant for this project. At the same time, Council Members Inaba and Villegas are working to provide some changes to the current Chapter 11 affordable housing chapter.

Mr. Flaherty brought attention to the big effort among community members in the county with regard to wastewater treatment. The County was fined for the Pāhala wastewater treatment plant, and EPA is now looking at the Hilo and Kealahou plants. Director Ramzi Mansour, who oversees the Wastewater Division, estimated a billion dollars worth of infrastructure would be needed for wastewater treatment. Mr. Flaherty suggested that this be a priority to address as well.

Committee Member Palma-Glennie shared that people are really interested in solid waste solutions (like recycling) and would like to find a way to incorporate this issue into the CDP or relate it to land use.

Mr. Flaherty informed that Christine Kubat and other people working with her have put together a solid waste plan. He would reach out to see if she can do a presentation on the matter or update the AC on current efforts.

Committee Member Kimura noted that solid waste and recycling are island-wide issues. She emphasized that this topic is not specific to the Kona CDP and is more appropriate for the all-island AC meetings.

3. Implementation Updates from Action Committee Members:

- a. Affordable Housing: Per the previous discussions, the AC agreed that affordable housing is a priority. There was confirmed interest around a presentation by OHCD relative to an affordable housing plan and the status of existing projects and overall capacity.
- b. Flood Mitigation and Erosion Control: An investigatory subcommittee was formed at the previous Kona AC meeting to address the issues related to flood mitigation and erosion control. Committee Member Kimura informed that the subcommittee had not yet convened.

- 149 4. **Review Current Action Committee Member Terms and Ideate Around 2022 AC Proceedings:**
150 Ms. Mercado explained that they would be reaching out to all AC members to set up time for
151 an open and honest conversation to check-in about how they are feeling relative to their
152 terms and discuss strategies for engaging in a more fruitful way during 2022.

153 Ms. Bartlett presented a spreadsheet outlining the Kona AC members' term durations and
154 timelines. Discussions were had regarding holdover status through which Chair Young and
155 Committee Members Huerta and Palma-Glennie expressed that they would like to continue
156 to stay on as holdovers.

157 Ms. Mercado informed that as the terms are defined by code, there is no guarantee about
158 how long anyone would be able to stay on as holdovers and acknowledged that continuity is
159 important to the success of the AC. Staff would like to find a way to implement a mentorship
160 between out-going members and in-coming members to aid the transfer of knowledge and
161 experience.

162 **APPROVAL OF MINUTES:**

163 *Committee Member Shirley David made a motion to approve the September 9, 2021 meeting*
164 *minutes. Seconded by Committee Member David Huerta. Motion passed with 6 votes aye, 0 votes*
165 *nay.*

166 **PROPOSED AGENDA ITEMS FOR NEXT MEETING:**

- 167 1. Kona Action Committee Priorities
168 2. General Plan Update
169 3. Presentation by OHCD (Joint AC meeting)

170 **ADJOURNMENT:** *Committee Member Janice Palma-Glennie moved to adjourn. Seconded by*
171 *Committee Member Shirley David. Motion passed with 5 votes aye, 0 votes nay.*

172 The meeting was adjourned at 6:33pm.

173 These minutes and all related documents are available in the Planning Department's Kona
174 Community Development Plan Action Committee folder via [the County of Hawai'i Public](#)
175 [Documents Repository](#). These documents may also be requested from the Planning Department
176 by calling (808) 961-8288 or emailing cdp@hawaiiicounty.gov.