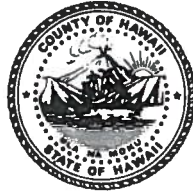


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

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County of Hawai'i

PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

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NOTICE OF PUBLIC MEETING

HĀMĀKUA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Hāmākua Action Committee (AC) in accordance with the provisions of Section 92-7, Hawai'i Revised Statutes.

DATE: Wednesday, December 13, 2023

TIME: 5:30 P.M.

LOCATION: Kula'imano Community Center
28-2892 Alia Street
Pepe'ekeo, HI 96783

COUNTY CLERK
COUNTY OF HAWAII
2023 DEC -7 AM 7:50

This meeting will be held by Interactive Conference Technology (ICT) through Zoom. The public may provide verbal testimony at the meeting by joining Zoom or attending in-person at the physical location listed above. To register for verbal testimony please contact staff at cdp@hawaiicounty.gov or (808) 961-8288.

Zoom Registration link:

https://www.zoomgov.com/meeting/register/vJlsfu-hqDwvHlluZCe_l2rdwEJiEpg4GpU

If internet connection is lost, the public meeting will be automatically recessed to restore communication. If lost connection exceeds 30 minutes, the meeting will be terminated.

AGENDA

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

- Resignation of Desiree Moana-Cruz from the Hāmākua Action Committee
- Report by Council Member Kimball

PUBLIC COMMENT ON AGENDA ITEMS:

The Public may provide verbal testimony at the meeting by joining the Zoom meeting or attending in-person. Please register to testify by contacting cdp@hawaiicounty.gov. Comments may be made either during the public comment portion of the agenda or just prior to the relevant

business item. With discretion of the Chair of the CDP Action Committee, comments may be limited to three (3) minutes in length per agenda item. Written testimony may be submitted via email at cdp@hawaiiicounty.gov or in person at the Hilo or Kona Planning Department, up to two (2) business days prior to this meeting (see the Notice Section below).

APPROVAL OF THE MINUTES: The Action Committee will consider the draft minutes for the Hāmākua Action Committee Meetings on November 8, 2023.

BUSINESS:

1. **Election of Committee Chairperson and Vice Chairperson for 2024.**
2. **General Plan 2045 (September 2023 Draft) Presentation and Q&A by Hawai'i County Planner, Bethany Morrison.**
3. **Hāmākua CDP AC's Investigation into the Fire Preparedness of the Communities in the Hāmākua District:** Decision making whether to investigate the fire preparedness of the communities in the Hāmākua District and if so, how to conduct the investigation.
4. **Mud Lane Roadway that runs from Kukuihaele to Māmalahoa Highway:** Decision making whether to advocate for the County to begin a study on whether to open up Mud Lane as a County maintained roadway or for the Hāmākua CDP AC to investigate whether Mud Lane should be an Emergency Evacuation Route.
5. **Scheduling of Future Hāmākua Community Development Plan Action Committee meetings:** Discussion and decision making regarding the scheduling, logistics, and format of future meetings.

COMMUNICATIONS:

- Communication No. 2023-32 Letter to Planning Regarding Email Addresses

AGENDA FOR NEXT MEETING: Action Committee members will discuss potential agenda items for the next meeting including revisiting topics from meetings that did not have quorum.

ADJOURNMENT

This agenda and all related documents are available in the Planning Department's Hāmākua Community Development Plan Action Committee folder via the County of Hawai'i Public Documents Repository: <https://records.hawaiiicounty.gov/Weblink/1/fol/109367/Row1.aspx>. These documents may also be requested from the Planning Department by calling (808) 961-8288 or emailing cdp@hawaiiicounty.gov.

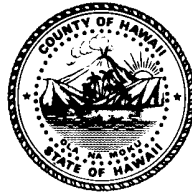
NOTICE: The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the above items. A person desiring to submit oral or written testimony shall indicate their name and whether the testimony is on their behalf or as a representative of an organization or individual. Written testimony can be submitted via email or hard copy. Hard copies should include an original and nine copies and be submitted no later than 4:30pm two days prior to the hearing date.

If you need an auxiliary aid/service or other accommodation due to a disability, contact the Planning Department at (808) 961-8288 as soon as possible, and no later than five (5) working

days prior to the meeting date. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice may be made available in alternate/accessible formats.

If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist. {Article 15, Section 2-91.3(b), Hawai'i County Code} A lobbyist means "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." {Article 15, Section 2-91.3(a)(6), Hawai'i County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk, Hawai'i County Building, 25 Aupuni Street, Room 1402, Hilo, Hawai'i 96720.

HĀMĀKUA CDP ACTION COMMITTEE



County of Hawai'i
PLANNING DEPARTMENT
HĀMĀKUA COMMUNITY DEVELOPMENT PLAN ACTION AC
Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

Wednesday, November 8, 2023
DRAFT Meeting Minutes

CALL TO ORDER

Chair Tawn Keeney called the Hāmākua Community Development Plan (HCDP) Action AC (AC) to order at 5:33 P.M. Quorum was at this time. This meeting was held in-person at the Honoka'a Peoples Theater.

ROLL CALL

AC Members Present: Tawn Keeney, Brad Kurokawa, Robert (Bobby) Nishimoto, David Meyer, Richard Bidleman, and Mahealani Maikui.

AC Members Absent: Desiree Cruz and Crystal Kua

Discussion of serial absence for 7 months of Crystal Kua and Desiree Moana Cruz

Approximately 15 members of the public attended the meeting

County Officials: Deputy Corporation Counsel, Sinclair Salas-Ferguson

ANNOUNCEMENTS:

- Deputy Corporation Counsel provided clarification of requirements for removal of AC Members

- Discussion of addition to Agenda: writing a letter to the Mayor recommending to remove two members from commission.
- AC Members wished to have communication from members or Planning before letter to recommend removal. Chair Keeney had discussed with Mayor's office and Planning department, Planning indicated Director Kern would attempt to contact.

AC member Richard Bidleman motioned to add to the agenda discussion on writing a letter to the Mayor recommending removing Crystal Kua and Desiree Moana-Cruz from the AC.

Seconded by Chair Tawn Keeney. Motion did not pass with a voice vote 4 in favor, 2 opposed (4-2).

- Resignation of AC Member Niki Hubbard noted.
- Volunteer Secretary unable to participate in "in person," meetings, but may be possible to attend through Zoom.

- Council member Kimball notified of absence from meeting due to illness.
- Question raised of encouragement of individuals to apply for AC membership. Efforts have been made by multiple AC members to encourage new member application.
- Question raised about Zoom capabilities. AC members described technical difficulties with Zoom due to audio feedback and bandwidth for computers in the room and other audio issues.

PUBLIC COMMENT ON AGENDA ITEMS:

1. Two member of the public provided oral testimony:

Michael Guth commented about roads in limbo and encouraged the AC to take up the issue. Discussion: difficulties are due to the capacity of the Public Works Department.

Michale McCool concerned about individuals and entities closing off roads which have been previously open to access for ages, such as, Mauna Ware(?) Homestead Road and Standard Oil Road. Respondent mentioned, “ag theft” as a reason for closure of many roads. Roads in limbo began with the closure of Plantation. Bridge closures are likewise a similar problem. Aspects of safety raised after the Lahaina fire and earlier Pa’auilo fires.

Member Richard Bidleman described frustrations with development of speed humps on Lehua Street.

Questions raised about fire hazards around our communities. Deferred to later agenda item.

APPROVAL OF MINUTES:

Email address restoration segment of September 19, 2023 with unanimous vote to restore the email address. Email addresses have still not been restored. Was told the email addresses of members would be restored when the Planner returned from vacation 2 weeks ago after catching up on her work.

AC member Richard Bidelman motioned to approve the September 19, 2023 minutes.

Seconded by Robert Nishimoto. Motion passed unanimously with a voice vote (6-0).

BUSINESS:

1. Hakalau School Transition Status

Brad Kurokawa gave a brief history of the effort to achieve use of the long closed Hakalau School and the letter which was endorsed by the AC. The Management Plan of the community has been submitted to the DLNR. State Law exists that if a facility has not been used for long time it will be turned over to community. Community groups have been taking care of the building.

Richard raised the question of working through the county rather than state agencies.

Chair Keeney requested an item be added to the agenda, a written letter to the Honoka’a Heritage Center of endorsement of the Center’s effort to state a Sugar Days Agricultural Festival in October 2024.

AC member Mahealani Maikui motioned to add to the agenda a discussion on the written letter of endorsement to the Honoka'a Heritage Center and their efforts in the Sugar Days Agricultural Festival in October 2024. Seconded by AC member Brad Kurokawa. Motion passed unanimously with a voice vote (6-0).

The letter which Chair Keeney wrote was read in support of the Honoka'a Heritage Center's efforts towards creation of the festival. The letter is submitted as Communication Number 2023-31 . It was moved and seconded and passed unanimously for the AC to endorse the letter written and read by Chair Keeney.

AC member Brad Kurokawa motioned to endorse the letter written by Chair Keeney to the Honoka'a Heritage Center and their efforts in the Sugar Days Agricultural Festival in October 2024. Seconded by AC member Robert Nishimoto. Motion passed unanimously with a voice vote (6-0).

2. Annual Nomination and Election of Committee Chairperson and Vice Chairperson for 2024

Brad Kurokawa was nominated by Chair Keeney. Brad indicated his reluctance to assume chairmanship due to previous chairmanship and the limitation of his previous commitment and time availability. It was pointed out that there are only four people identified on the website who will be on the AC beginning in January, three of them are new to the AC.

Questions raised about previous outreach for recruitment. Suggestion made of placing an article in Hāmākua Times. Ramona Frances offered to write an article for Hāmākua Times to help with recruitment. Chair Keeney will contact Ramona.

AC Members Mahealani and Richard Bidleman indicated inability to assume chairmanship. David Meyer expressed reluctance but would consider, especially if process was shared with the Vice Chair. Encouragement for Chair and Vice Chair to work together.

Impression expressed by Chair Keeney that Bobby and Tawn will be leaving at the end of 2023. *The selection of Chair and Vice Chair was tabled until the next meeting.*

Brad indicated might consider being the Vice Chair.

3. Hāmākua CDP AC's Recommendations to Amend the County of Hawaii's Draft General Plan.

Comments and questions arose as to what has been changed in the Draft General Plan from the previous General Plan. Per Chair Keeney, the Planning Department has expressed that they are working on a compendium of changes from the previous General Plan. The Draft General Plan is approximately 200 pages. Discussion took place of how to address making comments on amending the Plan and Draft Plan. Considerations were, 1) Establishment of a Permitted Interaction Group. The advantage being unlimited interaction between themselves, and the public, then return to the whole AC for a vote. 2) The AC would identify

106 individuals from the community with expertise and experience to work on recommendations
107 which would be submitted to the AC. 3). Each AC member to take a section of the Draft
108 General Plan to review and raise questions and make recommendations.

109 Chair Keeney recounted that the letter which he had written to other district ACs had
110 received no responses from the Chairs regarding a Joint AC meeting. Expressions made that
111 the Draft General Plan recommendations would benefit from a combined Joint AC meeting.
112 Expression that lots of concepts and terms are new and need explanation from Planning.

113 There was a request made to Planning to make a presentation of the Draft General Plan to
114 the Hāmākua AC. Chair Keeney expressed preference that a combined meeting take place
115 where questions and comments will be addressed.

116 Chair Keeney expressed that the advisory function of the AC extended to the public and
117 County Council. Suggested that if the request for delineation of new changes in the Draft
118 General plan has not been addressed sufficiently by the Planning Department that
119 expression to County Council could be undertaken.

120 Frustration was expressed with the “shop talk” and terminology in the Draft Plan. It needs to
121 have clarification of all the concepts available to the public.

122 *AC member Brad Kurokawa motioned to write a letter to the Planning Department asking for*
123 *clarification of changes in the Draft General Plan from the current plan. Seconded by AC*
124 *Member David Meyer.*

125 *Expressed that this clarification should be written, and that Planning be asked to make a*
126 *presentation to the Hāmākua AC describing these changes. Changes should be made in*
127 *layman terms. Ask Planning to make a presentation at the next meeting. Recommendation*
128 *that Planning present the synopsis of changes 2 weeks before the presentation. First, we*
129 *want to look at the changes to prepare to make comments. Discussion of the Draft General*
130 *Plan will take place at each meeting.*

131 Unable to tell what is changed and not changed on the land use maps. Need to click on any
132 property before knowing if zoning is changed.

133 *Motion passed unanimously with a voice vote (6-0).*

134 *AC member Bidleman motioned to have assignment of AC members to individual sections of*
135 *the Draft General Plan. Seconded by AC Member Brad Kurokawa. Motion passed*
136 *unanimously with a voice vote (6-0).*

137 **4. Discussion of the Draft General Plan’s Expansion of Heavy Industrial Zoning at Hu Honua**
138 **near Pepe’ekeo.**

139 Brief history explained that PUC denied contract of Hu Honua with Hawaiian Electric. The
140 denial was sustained by the Supreme Court and the purchase contract was not in the best
141 interest of the public.

AC member Brad Kurokawa motioned to request that Planning provide explanation/reason for expansion of Heavy Industrial Zoning at Hu Honua. Seconded by AC member Robert Nishimoto.

Expression made from AC desiring to hear reasoning from Planning. Kuleana expressed that the AC should try to protect important agricultural lands and that the heavy industrial zoning increase was taken from important Agricultural lands. Therefore, an explanation should be given as to why this expansion is taking place.

Motion passed unanimously with a voice vote (6-0).

5. Discussion of the Draft General Plan's Expansion of Heavy Industrial Zoning at the Old 'Ō'ōkala Mill Site

AC member Mahealani Maikui motioned to ask Planning for explanation/reason for expansion of Heavy industrial Zoning at Ookala. Seconded by AC member Brad Kurokawa.

Comment offered that the zoning change is taking place in agricultural lands. Comment offered that the heavy industrial zoning should not be placed next to the residential neighborhoods in the current General Plan. Comment offered that the Hāmākua Community Development Plan states that Heavy Industrial zoning in most areas of North Hilo is inappropriate due to proximity to coastline. Request made to Planning to identify on the land use map where changes are being made because currently able to tell.

Motion passed unanimously with a voice vote (6-0).

6. Hāmākua CDP AC's Investigation into the Fire Preparedness of the Communities in the Hāmākua District

Chair Tawn Keeney has spoken with the Fire Captain of Honoka'a and the Fire Prevention Office of Hāmākua, Director of Civil Defense, the Asset Manager of Kamehameha Schools, and the Board of the Honoka'a Business Association about Fire Break and Fuel Break around Honoka'a. A representative of the Board of the Honoka'a Business Association and Hawaii Wildfire and Chair Keeney will have further discussion of this topic. Kamehameha Schools expressed that we need to express very specifically what we wanted, and that this communication would be passed to their administration for evaluation. This model should be applied to each community on the Hāmākua Coast.

AC member Bidleman motioned the AC write a letter addressed to the various groups and persons written by Chair Keeney after further investigation. Chair Keeney, after discussions with Honoka'a Business Association representative and Hawaii Wildfire Preparedness rep would write a letter to be presented in Communications for the next meeting. Seconded by AC member Mahealani Maikui. Motion passed unanimously with a voice vote (6-0).

7. Mud Lane Roadway that runs from Kukuihaele to Māmalahoa Highway

Discussion of Mud Lane status as emergency route or as public roadway. Concern raised with AC Member Mahealani about evacuation and emergency route after the Lahaina fire. Comment offered of the presence of several options for evacuation. Ainsley Loo said that a

second 'way out' is needed as currently only one exit present. Chair Keeney read several passages from the Hāmākua CDP pertaining to determination of evacuation and emergency route from Waipio. Also, policy statements from the CDP were read regarding advocating for making study of Kukuihaele to Mud Lane connector road. In addition, a policy to do a study of development of park on rim of Waipio at the old lookout was noted. Impact on Honokaa must be considered. Consideration of 'one way' public road was raised, referencing the letter from Chair Keeney to Public Works Director. Google Earth images were presented of the Mud Lane area. Michael McCool presented perspective from residents of Mud Lane. No emergency route for the Mud Lane residents. The access from Mud Lane residents used to be down to Old Airport Road until 3 years ago when Old Airport Road was blocked off at the Waipio end. It is clear to Mr. McCool that the residents of Mud Lane would object to making Mud Lane public access to Kukuihaele. It was stressed that this discussion should take place for months to come before any decision making. No motion was entertained. *This will again be on the agenda of next month's meeting.*

8. Scheduling of Future Hāmākua Community Development Plan Action Committee Meetings

Discussion held on date of next meeting and whether it should be Zoom capable. Next meeting is scheduled for December 13. It was decided that it would be an in-person meeting unless Chair Keeney is able to enable a satisfactory Zoom environment.

9. Future Agenda Item Recommendations

1. Annual Nomination and Election of AC Chairperson and Vice Chairperson
2. Mud Lane as an Emergency Route or Public Roadway

ADJOURNMENT:

AC Chair Keeney motioned to adjourn the meeting. Seconded by AC Member Richard Bidleman. The meeting was adjourned at approximately 7:51 p.m.

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

To: Long Range Planning
cc: Mitch Roth, Mayor County of Hawaii
Zendo Kern, Planning Director
County Council members of each district

Regards: Listing of Action Committee member email addresses on District CDP websites

On September 13, 2023 at its monthly meeting the Hamakua CDP Action Committee voted unanimously to ask the Planning Department to restore the email addresses of the members of our Committee to the Hamakua Community Development Plan website. It had been noted in a previous communication with Planning and the County Council that:

- 1) The email addresses of the various District CDP Action Committee members had most likely been present on the District CDP websites for as long as those Action Committees had been in existence, i.e. up to 10 years.
- 2) The reason given for removal of the addresses was protection of member privacy and 'avoidance of unsolicited communication'. However, availability to public communication is at the heart of our duties as AC members. Our County Council member email addresses continue to be available on the County Council website.
- 3) The Action Committee members had never been asked if they wished to have their addresses removed and were not told at the time that their addresses had been, or were being, removed.
- 4) The hundreds of Neighborhood Board members on Oahu, the counterpart of our Action Committees, with few exceptions, have their email addresses listed on the Neighborhood Board website.
- 5) No offer was made to support an email forwarding service to individual members which would maintain privacy at minimal cost providing access through address assignment such as < tawnkeeney@cdp.com >
- 6) It is unfortunate that after 10 years of listing the Action Committee email addresses, these addresses were removed shortly before public release of the Draft General Plan 2045 by the Planning Dept. This should be a time of greatest availability of the Action Committee to public communication and feedback.

One week after the Planning Department had been notified of the Hamakua Action Committee's unanimous vote to have our email addresses restored to our CDP website (unless preference were expressed by a member that their email address not be publicly available), the Planning Department sent notification to all District AC members that email addresses would be restored for those members who expressed wish to have their email addresses available to the public. The offer from Planning to publish member email addresses was extended to September 29.

Several weeks later, Communication was sent by myself to Planning asking why the addresses had not been restored. Reply was that the Planner responsible was on vacation and as soon as she got caught up on her work after return the email addresses would be replaced.

The various CDP websites continue to be absent the email addresses. Most notably and relevant to the Hamakua Committee, the Hamakua AC email addresses have not been restored even though the Action Committee voted unanimously for that restoration on September 13.

The Hamakua Community Development Plan Action Committee, hereby expresses its desire to have the email addresses of all Hamakua Action Committee members restored to the Hamakua CDP website. It also recommends that Planning fulfill its commitment to restore the addresses of members of other District Committees who expressed their wish to have their own email addresses listed on their District CDP websites. It recommends that identification of the Chair of each Action Committee be restored to the District CDP websites.

Tawn Keeney, Chair, Hamakua Community Development Plan Action Committee

Lahip, Jessica

From: Chuck Flaherty
Sent: Wednesday, December 13, 2023 6:48 AM
To: Planning CDP
Cc: Hpt
Subject: Testimony for Hamakua CDP Action Committee meeting
Attachments: 1989 General Plan - first 4 pages excerpt.pdf; 2005 Initial General Plan Revision Program, 9-01-2000 - excerpts.pdf

Aloha members of the Hamakua CDP Action Committee,

I pried through my file cabinets and found 1) an original copy of the 1989 General Plan (first 4 pages attached), and 2) the "General Plan Revision Program" released by then-Planning Director Chris Yuen on Sept. 1, 2000 (excerpts attached).

The 1989 General Plan was presented and passed by the county council in Ramseyer formatting. The 2005 initial General Plan Revision Program Plan documents were also provided in Ramseyer formatting, demonstrating the great job the Planning Department did at that time of showing ALL changes, including specific reference and descriptions to EVERY proposed Land Use map change.

In addition, the 2005 GP program included:

- an excellent explanation of the General Plan Revision Program in the first 11 pages (in attached file)
- Attachment A which showed all proposed changes to Goals, Policies, Standards, and Courses of Action in Ramseyer formatting (excerpts in attached file)
- Attachment B which described the "Amendment Procedures" for the General Plan revision in great detail
- Attachment C which clearly showed "Amendments to Land Use Designations"
- Attachment D, which specifically points out and describes ALL proposed changes to the Land Use Pattern Allocation Guide Map, and
- Attachment E showing all "New Facilities Map".

When comparing this transparency and educational qualities of the 2005 General Plan revision process to that of the documentation and process which the Planning Department began in 2015, it is clear that a significant ability to communicate clearly and effectively to and from the public has been lost and/or undermined.

The current draft of GP2045 that contains no references to the prior 2005 General Plan. This is unacceptable. The changes being recommended by the Planning Department must be clearly shown and explained for the general public, as well as decision-makers such as the Planning Commissions and county council.

The level of communication that existed during the 2000-2005 General Plan Revision process must be restored. A good example of a critical difference between now and then is that during the 2005 GP revision process, the Planning Department held "public workshops" in which the public was educated while sharing and providing input in a public forum where questions and discussions were held openly. The current GP revision process has held "public informational" meetings with no presentations, no open question and answer sessions, and no public discussion and/or input.

It is common sense that requiring public comment and input to be done virtually is unnatural, ineffective, and likely inherently disenfranchises a majority of residents/members of the public. The normal

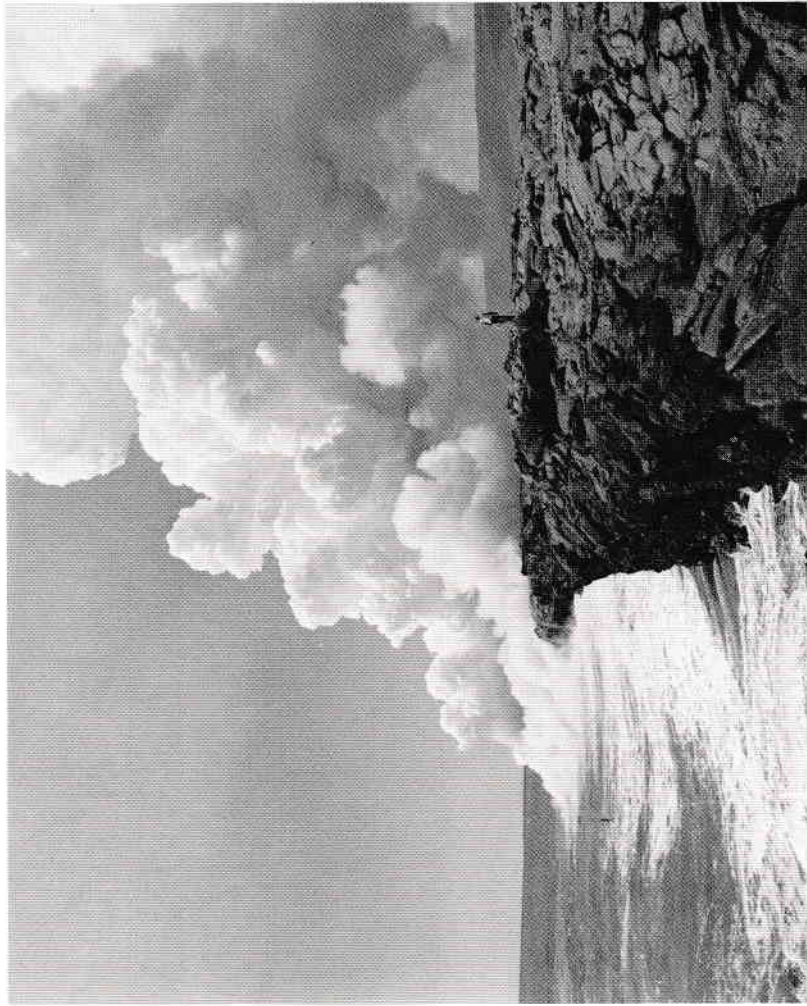
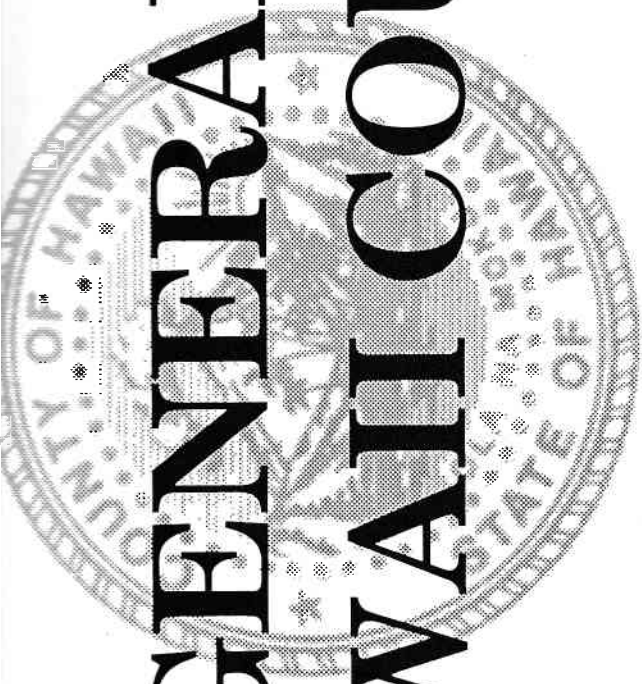
interactions and methods for communicating with the public must be restored and the holdover procedures from the COVID pandemic retired.

Without having the benefit of a local paper involved in and reporting on the GP revision process and meetings, we must double-down on our efforts to communicate and find a solution that empowers the public to the same degree as occurred during the 2005 GP revision process.

Mahalo,

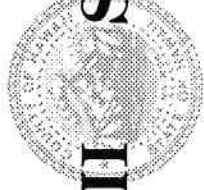
Chuck Flaherty

THE GENERAL PLAN HAWAII COUNTY



November, 1989

COUNTY OF HAWAII STATE OF HAWAII



Bill No. 402

ORDINANCE NO. 89 142

AN ORDINANCE ADOPTING THE COUNTY OF
HAWAII GENERAL PLAN AND REPEALING
ORDINANCE NO. 439, AS AMENDED.

TABLE OF CONTENTS

	<u>PAGE</u>		<u>PAGE</u>
SECTION 1. PURPOSE.....	1	Resort	18
SECTION 2. REQUIREMENTS	1	Open Space	20
SECTION 3. STATEMENT OF ASSUMPTION	1	Public Lands	20
SECTION 4. GOALS, POLICIES AND STANDARDS	1	SECTION 5. COURSES OF ACTION	20
ECONOMIC	1	PUNA	21
ENERGY	2	SOUTH HILO	23
ENVIRONMENTAL QUALITY	3	NORTH HILO	28
FLOOD CONTROL AND DRAINAGE	3	HAMAKUA	30
HISTORIC SITES	4	NORTH KOHALA	32
NATURAL BEAUTY	4	SOUTH KOHALA	34
NATURAL RESOURCES AND SHORELINE	5	NORTH KONA	36
HOUSING	6	SOUTH KONA	40
PUBLIC FACILITIES	7	KA'U	42
Education	8	SECTION 6. AMENDMENT PROCEDURES	44
Protective Services	8	Comprehensive Review	44
Government Operations	8	Interim Amendments	45
Health and Sanitation	9	Rules and Regulations	46
PUBLIC UTILITIES	9	SECTION 7. LAND USE PATTERN ALLOCATION GUIDE MAP	
Water	9	(Exhibits A, D and E)	46
Telephone	10	SECTION 8. FACILITIES MAP (Exhibit B)	46
Electricity	10	SECTION 9. GENERAL PLAN SUPPORT DOCUMENT	
Gas	10	(Exhibit C)	46
Sewer	10	SECTION 10. REPEAL	46
RECREATION	11	SECTION 11. SEVERABILITY	46
TRANSPORTATION	12	SECTION 12. EFFECTIVE DATE	46
Thoroughfares and Streets	13		
Transportation Terminals	13		
LAND USE	14		
Agriculture	15		
Commercial	15		
Industrial	16		
Multiple Residential	17		
Single Family Residential	17		

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Purpose. It is the purpose of this ordinance to adopt by ordinance a General Plan in compliance with Section 3-16, Hawaii County Charter.

SECTION 2. Requirements. Section 3-16, Hawaii County Charter, mandates that the General Plan contain the following:

"A statement of development objectives, standards and principles with respect to the most desirable use of land within the county for residential, recreational, agricultural, commercial, industrial and other purposes which shall be consistent with proper conservation of natural resources and the preservation of our natural beauty and historical sites; the most desirable density of population in the several parts of the county; a system of principal thoroughfare, highways, streets, public access to the shorelines, and other open spaces; the general locations, relocations and improvements of public buildings, the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewers, light, power, transit, and other purposes; the extent and location of public housing projects; adequate drainage facilities and control; air pollution; and such other matter as may, in the council's judgment, be beneficial to the social, economic, and governmental conditions and trends and shall be designed to assure the coordinated development of the county and to promote the general welfare and prosperity of its people."

SECTION 3. Statement of Assumptions. The following Assumptions were the basis by which the General Plan was developed:

1. Agriculture

Agricultural employment, especially in the sugar industry has been declining over the past ten years. At best, employment in the sugar industry is projected to decline slowly if normal attrition through retirement continues. Alternatively, national and international economic and political forces could result in the demise of the industry. Factors affecting this decline will be the expansion and labor demands of the macadamia nut, papaya, flower and other diversified agricultural industries.

2. Tourism

The County's visitor industry is poised for rapid expansion, and employment in tourism is expected to increase substantially.

3. Other Basic Industries

There is tremendous potential for expansion in other industries such as aquaculture, astronomy, renewable energy, and research-development.

SECTION 4. Council Policies, Statement of Development Objectives, Standards and Principles. The Council's policies for the long-

A. ECONOMIC

GOALS

- Provide residents with opportunities to improve their quality of life.
- Economic development and improvement shall be in balance with the physical and social environments of the island of Hawaii.
- The County of Hawaii shall strive for diversity and stability in its economic system.
- The County shall provide an economic environment which allows new, expanded, or improved economic opportunities that are compatible with the County's natural and social environment.

POLICIES

- The County of Hawaii shall assist the expansion of the agricultural industry, especially diversified agriculture, through the protection of important agricultural lands, capital improvements and other programs, and continued cooperation with appropriate State and Federal agencies.
- The County of Hawaii shall strive for an economic climate which provides its residents an opportunity for choice of occupation.
- The County of Hawaii shall continue to encourage the expansion of the research and development industry by working with and supporting the university, private sector, and other agencies' programs developed to aid the County of Hawaii.
- The County of Hawaii shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents of the County.
- The County shall require a study of the significant social and physical impact of large developments prior to approval.
- The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors.
- The County shall encourage the expansion of the fishing industry, various forms of aquaculture, and other fresh and ocean water-based activities.
- The County shall support all levels of educational opportunities and

**COUNTY OF HAWAII
GENERAL PLAN REVISION
PROGRAM**

**COUNTY OF HAWAII
PLANNING DEPARTMENT
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September 1, 2000

HAWAII COUNTY GENERAL PLAN REVISION PROGRAM

Overview:

The General Plan is a policy document for the long-range comprehensive development of the island of Hawaii. The General Plan provides the direction for the future growth of the County. It brings into focus the relationship between residents and their pursuits and institutions, offering policy statements that embody the expressed goals for present and future generations. As a policy document, the General Plan provides the legal basis for all subdivision, zoning and related ordinances. It also provides the legal basis for the initiation and authorization for all public improvements and projects.

County Charter Provisions:

- **Section 3-15:** The county council shall adopt by ordinance a general plan which shall set forth the council's policy for long-range comprehensive physical development of the county. It shall contain a statement of development objectives, standards and principles with respect to the most desirable use of land within the county for residential, recreational, agricultural, commercial, industrial and other purposes which shall be consistent with proper conservation of natural resources and the preservation of our natural beauty and historical sites; the most desirable density of population in the several parts of the county; a system of principal thoroughfares, highways, streets, public access to the shorelines, and other open spaces; the general locations, relocations and improvement of public buildings, the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewers, light, power, transit, and other purposes; the extent and location of public housing projects; adequate drainage facilities and control; air pollution; and such other matters as may, in the council's judgment, be beneficial to the social, economic, and governmental conditions and trends and shall be designed to assure the coordinated development of the county and to promote the general welfare and prosperity of its people.

- **Section 5-4.2(b):**

The Planning Director shall:

Prepare a general plan and amendments thereof to guide the development of the county, district or districts.

History of the General Plan:

General Plan studies in the County of Hawaii were initiated in the late 1950's on a regional basis. The first of these studies, A Plan for Kona, was completed in 1960 and encompassed the districts of North and South Kona. A Plan for the Metropolitan Area of Hilo was completed in 1961 for the districts of South Hilo and Puna. The Kohala-Hamakua Region General Plan was completed in 1963 and covered part of the district of North Kona and the districts of North and South Kohala, Hamakua, and North Hilo. These plans were adopted by Ordinance No. 317 in July 1965, as the General Plan for the County. The district of Ka'u was the only area in the County not covered by this plan.

On December 15, 1971, the County adopted its first comprehensive General Plan that included all districts. This General Plan reflected a departure from previous plans that were done for various regions of the island with little island-wide integrative efforts. The previous plans were also land use or physically oriented with no firm policy statements or guidelines. The 1971 General Plan, however, set forth the policy for the comprehensive development of the entire island. It also reflected an awareness of the social, physical, and economic environments and their relationship to one another. The plan consisted of twelve major elements ranging from economic activities to historic sites to land use which were further broken down into sub-elements.

Goals, policies, standards, and courses of action were set forth for each element of the General Plan. The **goals** are general expressions of the desired long-range direction and situation for the island. **Policies** state the method or strategy that should be undertaken in order to attain the goals. The quality and quantity by which we can measure or evaluate conditions are the **standards** of the elements. **Courses of action** are more precise or

detailed discussions of alternative solutions for community concerns and problems.

In 1978, a review of the General Plan's Land Use Pattern Allocation Guide (LUPAG) map was conducted, and a comprehensive review of the entire General Plan commenced during the latter part of the 1980's. The plan was subsequently amended on November 14, 1989 as Ordinance No. 89 12.

Intent of the General Plan:

The General Plan is intended to achieve the following basic purposes:

- To improve the physical environment of the County as a setting for human activities - to make it more functional, beautiful, healthful, interesting and efficient.
- To promote and safeguard the public interest, and the interest of the County as a whole.
- To facilitate the democratic determination of community policies concerning the utilization of its natural, man-made and human resources.
- To effect political and technical coordination in community improvement and development.
- To inject long-range considerations into the determination of short-range actions and implementation.
- To provide an objective and flexible framework within which consistent legislative and administrative decisions can be effected.

Study Elements:

The study elements of the existing General Plan are:

- **Economic Activities:** Describes the human, capital and natural resources used to produce goods and services for consumption in local and overseas markets.

- **Energy:** Describes the energy situation for the County and explains the incentive for promoting energy conservation and the development of indigenous energy resources including solar, hydrologic and geothermal.
- **Environmental Quality:** Identifies the factors affecting the island's environmental quality and describes the precautions and safeguards necessary to maintain and improve the quality of the environment for the physical, psychological and social well-being of residents and visitors.
- **Flood Control and Drainage:** Pertains to the conservation and protection of life, improvements and natural resources from excess runoff due to either man-made improvements, natural causes or inundation from tsunamis and heavy seas.
- **Historic Sites:** Identifies artifacts and sites of historical and cultural importance.
- **Natural Beauty:** Identifies areas of unique natural beauty which are a principle asset of the island, and which require programs for their conservation, preservation, and integration with other elements.
- **Natural Resources and Shoreline:** Describes the valuable and often irreplaceable natural assets of the island that require programs for their protection and wise use.
- **Housing:** Addresses the requirements for and the quantity, quality, and distribution of housing units in the County. It also addresses critical housing problems of the County.
- **Public Facilities:** Pertains to the location and distribution of facilities for education and public safety and for social, custodial and health services.
- **Public Utilities:** Describes the distribution of power, light, and water, the collection and disposition of waste, sewage, and the provision of

communication facilities which are essential to the efficient functioning of a modern community.

- **Recreation:** Examines the requirements of the County for active and passive outdoor activities, cultural events and pastimes, as well as attendant facilities and areas.
- **Transportation:** Describes the requirements for air and water transport terminal facilities linking the County with the rest of the State and overseas areas, and the island's network of streets, highways and roads.
- **Land Use:** Studies the relationship of human activities to the uses of land and the location, spatial relationship, and topography of land uses. This element is subdivided according to uses into the following designations:
 - **Agricultural:** Encompasses all types of agricultural endeavors, specified industrial uses, residential and ancillary community and public uses.
 - **Commercial:** Comprised of industries in the retail trade and service categories and certain non-noxious enterprises from other industrial classifications.
 - **Industrial:** Includes uses which may not be compatible with commercial areas (such as manufacturing and processing, wholesaling, large storage and transportation facilities, power plants, and government base yards) as well as other industrial, manufacturing or wholesaling uses.
 - **Multiple Residential:** Includes duplexes, apartments, town houses; all types of residential structures and ancillary community and public uses.
 - **Open:** Includes conservation lands, forest and water reserves, natural and scientific preserves and potential natural hazard areas.

- **Public:** Includes Federal, State, County and University owned lands.
- **Resort:** Consists primarily of areas with basic amenities and attributes that attract developments of visitor accommodations and related facilities.
- **Single-family Residential:** Consists of single-family detached houses and ancillary community and public uses.

Each study element includes the following sections:

- **Introduction and Analysis:** Describes the element and summarizes findings, Countywide characteristics and features, trends, changes, and problems, as well as the outlook and opportunities for the immediate and distant future. The analysis also involves interrelationships with other elements.
- **Goals:** Indicates the desired long-range direction and situation which have been enunciated by community groups, officially expressed in the past or implied in governmental programs. They attempt to provide a cohesive and comprehensive framework within which social and economic programs and governmental effort can be coordinated.
- **Policies:** States the methods or strategy that should be undertaken to attain the goals stated. These are action and program oriented and involve the formulation of standard procedures, program evaluation and review, rules and regulations, ordinances and laws, budgeting, specific projects, etc.
- **Standards:** Concerned with qualitative and quantitative criteria by which situations can be evaluated or benchmark established. Standards are basically "yardsticks" or indicators, minimum conditions or levels of quality necessary for the well being of the public.
- **Districts:** Many study elements require a more precise and definitive discussion of community concerns and problems. This section

- **Public:** Includes Federal, State, County and University owned lands.
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- **Districts:** Many study elements require a more precise and definitive discussion of community concerns and problems. This section

attempts to identify specific localized alternatives on a community, district or regional basis.

Land Use Pattern Allocation Guide Map:

The General Plan also includes a Land Use Pattern Allocation Guide (LUPAG) Map. The LUPAG Map indicates the general location of various land uses in relation to each other. 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. Land uses are designed generally on the LUPAG Map in reference to the following categories:

- **High Density Urban:** Commercial, multiple, residential and related services (general and office commercial; multiple residential - up to 87 units per acre).
- **Medium Density Urban:** Village and neighborhood commercial and residential and related functions (3-story commercial; residential - up to 35 units per acre).
- **Low Density Urban:** Single family residential in character, ancillary community and public uses, and convenience type commercial uses.
- **Resort Area:** These areas include uses such as hotels, condominium-hotels (condominiums developed and/or operated as hotels), and supporting services.
- **Urban Expansion Area:** Allows for a mix of high density, medium density, low density, industrial and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined. Within areas designated for development as resorts, portions of the resort area may be included in the urban expansion area.
- **Industrial Area:** These areas include uses such as manufacturing and processing, wholesaling, large storage and transportation facilities, and light industrial uses.

- **Intensive Agriculture:** Sugar, orchard, diversified agriculture, and floriculture.
- **Extensive Agriculture:** Pasturage and range lands.
- **Orchard:** Those agricultural lands which though rocky in character and content may support productive macadamia nuts, papaya, citrus and other similar agricultural products.
- **University:** University and support community services.
- **Open:** Parks and historic sites.
- **Conservation Area:** Forest and water reserves, natural and scientific preserves, open, lands within the State Land Use Conservation District.

Facilities Map:

Besides the LUPAG Map, the General Plan also includes a Facilities Map. This map delineates the current location of various public facilities (i.e., schools, fire station, hospitals, civic center, etc.), public utilities (i.e., water, sewer, etc.), and transportation facilities and major roadways, both existing and proposed. The Facilities Map also includes geological features (i.e., tsunami inundation and flood hazard areas, rift and fault zones, etc.).

General Plan Revision Program:

According to the General Plan, a comprehensive review should commence every ten years. Since the General Plan was last amended in November of 1989, the Planning Department commenced with the preliminary review in January of 1998. Since the staff of the Planning Department did the majority of the work, the preparation of the preliminary draft for public discussion and review took approximately two and one-half years. Initially, the Planning Department conducted public informational meetings throughout the various communities to inform the public of the process in which the revision program would undergo. During the data gathering period, the department met with community groups and organizations, landowners, governmental agencies, including the County Council, to solicit suggestions for inclusion in the General Plan.

Tasks of General Plan Review:

Preparation of the General Plan Revision Program involves the process of planning and provides the opportunity to broaden the base of citizen participation, review, and understanding. The planning process utilized for the current comprehensive review and revision to the General Plan included the assessment of the various elements relative to new and changing data, laws, and methods of analysis. Each study element was analyzed and evaluated in relation to all other elements, County and district goals, and the land use pattern. Potentially, a change in one element could affect other elements as well as the land use pattern. Similarly, a change in County and district goals could potentially be reflected in all elements and in the land use pattern. The comprehensive review of the General Plan involves the gathering and assessing of data related to each element in order to identify present and future conditions and problems.

The tasks of this General Plan review included the following:

- Revisit County and district goals and objectives.
- Conduct an update of the land use information.
- Conduct an economic assessment study, which includes population projections and distribution.

- Conduct an infrastructure needs assessment study that determines the need for a public facility/utility, level of service standards, and that project future capital improvement needs.
- Delineate land use patterns including vehicular circulation, public facilities and utilities, community facilities, historical sites, flooding and inundation areas, etc.
- Summarize present features of the County and each district, and estimate future requirements to govern location, size, and number of land use components, including public facilities.
- Prepare standards of land use and /or development including density, recreation facilities, preservation of historic sites, safeguards for flooding and inundation areas, etc.
- Formulate implementation program.

DRAFT AMENDMENTS TO THE GENERAL PLAN:

The draft revisions to the General Plan prepared by the Planning Department for public discussion and review include:

- Profile update for each of the elements.
- Amendments to the goals, policies, standards, and courses of action.
- Revision to the General Plan amendment procedures.
- Revision to the land use designations.
- Amendments to the Land Use Pattern Allocation Guide (LUPAG) Map.
- Revisions to the Facilities Map.

(NOTE: Refer to attachment A for draft changes)

WHAT'S NEXT:

After the series of public workshops are completed, the Planning Department will solicit comments on the preliminary draft until the end of October. The department will review the comments from the public and incorporate any reasonable suggestions. A revised draft will be officially transmitted to the Planning Commission in November. After conducting public hearings on the draft, the Planning Commission would then forward its recommendation to the County Council for consideration.

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Attachment A

Changes to Goals, Policies, Standards, and Courses of Action

Changes to Goals, Policies, Standards and Courses of Action for the Economic Element

GOALS

- o Provide residents with opportunities to improve their quality of life through economic development which shall be compatible with the County's natural and social environments.

POLICIES

- o The County of Hawaii shall assist the expansion of the agricultural industry[,especially diversified agriculture,] through the protection of important agricultural lands, development of marketing plans and programs, capital improvements[and other programs], and continued cooperation with appropriate State and Federal agencies.
- o The County of Hawaii shall [continue to]encourage the expansion of the research and development industry by working with and supporting the [university]University of Hawaii at Hilo, private sector, and other agencies' programs developed to aid the County of Hawaii.
- o The County shall encourage the [expansion]sustainable development of the fishing industry, various forms of aquaculture, and other fresh and [ocean]sea water-based activities.
- o The County shall support all levels of educational, employment and training opportunities and institutions for its residents.
- [o The County of Hawaii shall study the feasibility of establishing a business development loan program.]
- o The County's capital improvements program [should] shall improve the quality of existing commercial and industrial areas.
- o The County of Hawaii shall continue to encourage the research, development and implementation of advanced technologies and processes in existing and potential economic endeavors.
- [o The County shall conduct a re-evaluation of all economic goals and policies, particularly in the area of tourism, coincident with any County-initiated overall land use acreage allocation and General Plan review.]

North Hilo

- o The County shall work with community groups [to search for alternative forms of employment] **and organizations to identify and develop potential cottage industries and to provide flexibility in land use to accommodate these potential cottage industries.**
- o **The County shall provide for flexibility in its land use regulations to encourage and accommodate potential cottage industries.**
- [o The County shall support efforts to stabilize and maintain the viability of the sugar industry.]

Hamakua

- o The County shall assist the further development of diversified agriculture in Hamakua and continue to cooperate with other appropriate agencies to provide the necessary services to assist agriculture. [For example, the County can protect important agricultural land from urbanization through zoning. Capital improvement programs should be tied into enhancing agricultural areas.]
- o The County shall support efforts to [stabilize and maintain the viability of the sugar industry.] **develop a tourism industry which will promote small business development by maintaining the plantation heritage of the area.**
- o **Diversify the economic base and enhance historical aspects of the area which are related to the area's existing ranching operations and former sugar industry.**
- o **Coordinate with the community to identify historical sites and buildings for inclusion in a heritage corridor program.**
- o **The County shall support the growth of a forestry industry within the district.**

North Kohala

- [o The County shall work closely with the people of the district and with industry to plan alternative uses for the lands affected by the termination of sugar operations.]

South Kohala

- o The County shall assist the development of **diversified** agriculture in South Kohala by protecting important agricultural land from urbanization, by providing

Attachment B

Amendment Procedures

SECTION 6. Amendment Procedures. Pursuant to [sub)section 3-[16]15(c) Hawaii County Charter, the following amendment procedures for the General Plan are established:

[A. Amendment pursuant to comprehensive review.

- (1) Within 45 days of a ten-year lapse from the date of adoption of the County General Plan, the Planning Director shall, upon notification to the County Council, initiate the comprehensive review required of and by the General Plan.
- (2) In proceeding with the comprehensive review, the Planning Director shall give notice of the comprehensive review to the Planning Commission, Council, and the general public. The notice shall state:
 - (a) The general scope of review;
 - (b) The ability for the Public and Council to provide their input to the Planning Director within 45 days after the date of the notification.
- (3) Upon receipt of suggestions from the public, the Planning Director shall review the General Plan, the assumptions upon which the policies were drawn, including the suggestions for change. Within 90 days the Planning Director may propose draft amendments, and shall give notification to the County Council and the public of any proposed amendments.
- (4) Within 30 days of notification of proposed amendments, the Planning Director shall conduct a public workshop on proposed amendments prior to submitting it to the Planning Commission, and shall allow the public an opportunity to provide comments on the proposed amendments through an additional 30 day period.
- (5) The Planning Director, within 30 days of the completion of the public review period, shall initiate and forward proposed amendments to the Planning Commission for its review and recommendation.
- (6) Within sixty days of receipt of the Planning Director's proposed amendment(s), the Planning Commission shall hold a public hearing on the proposed amendment(s). During the hearing and based on public testimony received, the Planning Commission may request the Planning Director to consider specific modification to any proposed amendment or to initiate within sixty days any new proposed amendment. If the Planning Director modifies a proposed amendment or initiates a new proposed amendment upon the Planning Commission's request, the Planning Commission shall hold further hearing on such matters, together with any proposed amendment originally submitted. Within sixty days of the conclusion of the public hearing, the Planning Commission shall submit to the Council its comments and recommendation on any proposed amendment initiated by the Planning Director.

- (7) The Council shall review the Planning Commission's recommendation and act on the Planning Director's proposals. The Council shall request the Planning Director to consider its specific modifications to any proposed amendment or to initiate a new proposed amendment. Within 60 days of the request, the Planning Director shall forward to the Planning Commission either a recommendation for a denial, modification to a proposed amendment or shall initiate the new proposed amendment.
- (8) A public hearing on the proposed revisions and/or recommendations by the Planning Director shall be conducted by the Planning Commission within 60 days of its receipt from the Planning Director. Within 60 days of the closing of the public hearing, the Planning Commission shall forward the Director's proposed modifications, amendments, and recommendation together with its recommendations to the County Council for their action.
- (9) Failure by the Planning Commission or the Planning Director to respond within the designated time period shall not preclude the Council from acting on its proposed amendments.
- (10) During the comprehensive General Plan review, the Planning Director may defer action to any petition to amend the General Plan filed pursuant to section 6 B. and on any request to study a proposed General Plan amendment submitted pursuant to section 6 B(3). However, any deferral by the Planning Director shall not extend beyond a period of one year and, in any case, shall not extend beyond the completion date of the comprehensive review as set forth in section 6 A.

B. Interim amendments.

- (1) Members of the general public, the Council, and the Planning Director may propose or initiate, as the case may be, amendments to the General Plan at any time other than during the comprehensive review period.
- (2) Members of the general public may propose amendment to the General Plan goals, policies, and standards by filing a written petition with the Planning Director. In addition, the property owner may, by similar petition, propose an amendment to the land use pattern allocation map covering land held by that property owner. For purposes of this section, "property owner" means a person having an interest in title to the affected land and includes the holder of a lease interest in the affected land, where such lease interest is not due to expire until after ten years following the date of the filing of the petition.
 - (a) A petition to amend the General Plan shall be filed with the Planning Director and shall include:
 - (1) A filing fee of \$100 to cover the administrative costs of processing the petition;

- (2) A statement of the nature of the petitioner's interest;
 - (3) A draft of the language of the proposed amendment;
 - (4) An environmental impact statement;
 - (5) A statement of the reasons for granting the proposed change, supported by a written, documented analysis of the General Plan and using all pertinent elements upon which the General Plan is based; and
 - (6) Graphs, plot plan, and other supportive information.
- (b) Upon receipt of a properly filed and completed petition, the Planning Director shall have one hundred eighty days in which to study the petition to take one of the following actions:
- (1) Recommend the approval of the petition, stating the reasons for such approval; or
 - (2) Recommend the denial of the petition, stating the reasons for such denial.
- (c) In the event the Planning Director recommends the approval of the petition, the Planning Commission shall hold a public hearing on the petition within sixty days of the date of recommendation. Within sixty days after the close of the hearing, the Planning Commission shall forward its comments and recommendation to the Council.
- (d) If the Planning Director recommends the denial of the petition, the Planning Commission shall hold a public hearing on the petition within sixty days of the date of recommendation. Within sixty days after the close of the hearing, the Planning Commission shall forward its comments and recommendation to the Council. Upon receipt of the Planning Commission's recommendation, the Council may, within thirty days, consider the petition upon a two-thirds vote of the entire membership of the Council. If the petition is not considered by the Council within the thirty-day period, the Planning Director shall certify the petition to be officially denied. The proposed amendment shall be adopted upon two-thirds vote of the entire membership of the Council.
- (e) If a petition is officially denied, the same or a substantially similar petition may not be submitted for consideration within one year following such denial, unless the petitioner submits significant new data or additional reasons which the Planning Director may find to be a sufficient basis for the petition to be considered.

- (3) The Council may initiate amendments to the General Plan pursuant to the following procedure:
- (a) The Council may, by resolution, require the Planning Director or, when appropriate, another qualified body to conduct a study to determine the feasibility of a proposed amendment.
 - (b) The Planning Director or the qualified body shall have one hundred eighty days or a longer period, as may be agreed to by the Council, to submit a completed feasibility study to the Council.
 - (c) Upon receipt of the feasibility study, the Council shall have sixty days to review and act on the study. The Council may, by resolution, direct the Planning Director to initiate the proposed amendment. The Planning Director shall then initiate the proposed amendment in the manner applicable to a petition in accordance with sections 6 B(2)(c) and 6 B(2)(d). If the Council does not direct the Planning Director to initiate the proposed amendment, the same or substantially similar proposal may not be considered within one year following the end of the Council's sixty-day review.
- (4) The Planning Director shall initiate proposed amendments to the General Plan in the manner applicable to amendments proposed during the comprehensive General Plan review, as set forth in section 6 A(2), except with regard to those provisions relating solely to the comprehensive review.
- C. Rules and Regulations. The Planning Director shall promulgate rules and regulations to implement this procedure.]

A. Comprehensive Review.

- (1) **The Planning Director shall initiate a comprehensive review of the General Plan every ten years after the initial date of adoption of the General Plan and the date of adoption of subsequent amendments resulting from a comprehensive review.**
- (2) **The Planning Director shall give notice of the comprehensive review to the County Council, Planning Commission, and the general public. The notice shall state:**
 - (a) **The general scope of review;**
 - (b) **The ability for the County Council, Planning Commission, and the general public to provide their comments and suggestions to the Planning Director.**

- (c) The initiation date, schedule of events, and time for completion of the review period.
- (3) Upon completion of the review period, the Planning Director may propose draft amendments and shall conduct workshops in the several districts of the County.
- (4) The Planning Director may then initiate proposed amendments to the General Plan and shall submit the amendments to the Planning Commission for its review and recommendation.
- (5) The Planning Commission shall conduct a public hearing on the proposed amendments to the General Plan within sixty days from the date of receipt of the proposed amendments.
- (6) The Planning Commission shall submit its recommendation together with the Planning Director's proposal within forty five days from the close of the public hearing. The Planning Commission shall recommend approval, in whole or in part, or rejection of the proposal for changes to the General Plan.
- (7) The County Council shall review the amendments submitted by the Planning Director and the recommendation of the Planning Commission. The County Council may adopt the changes proposed by the Planning Director, including any modifications, deletions, or additions deemed necessary by the County Council.

B. Interim Amendments.

- (1) County Council. The County Council may initiate amendments to the General Plan at any time other than during the comprehensive review pursuant to the following procedures:
 - (a) The County Council may, by resolution, direct the Planning Director to conduct a study to determine the feasibility of a proposed amendment.
 - (b) The Planning Director shall have one hundred eighty days or a longer period, as may be agreed to by the County Council, to submit a completed feasibility study and recommendation on the County Council's proposal to the Planning Commission for its review and recommendation. If the Planning Director recommends an approval, the Director shall also submit a draft ordinance for consideration and action by the County Council.

- (c) The Planning Commission shall conduct a public hearing on the proposed amendment within forty five days of receipt of the feasibility study and recommendation from the Planning Director.
- (d) The Planning Commission shall submit its recommendation on the proposed amendment together with the Planning Director's feasibility study and recommendation to the County Council within forty five days from the close of the hearing.
- (e) The County Council shall review the proposed amendment in accordance with its rules of practice and procedure, except that a recommendation for denial by the Planning Director shall require a two thirds majority vote for approval.

(2) Planning Director.

- (a) The Planning Director may initiate an amendment to the General Plan at any time other than during the comprehensive review.
- (b) The Planning Director shall conduct a workshop on the proposed amendment prior to submitting it to the Planning Commission.
- (c) The Planning Director shall submit the proposed amendment to the Planning Commission for its review and recommendation.
- (d) The Planning Commission shall conduct a public hearing within forty five days from the date of receipt of the proposed amendment.
- (e) The Planning Commission shall submit its recommendation together with the Planning Director's proposal to the County Council within forty five days from the close of the hearing.
- (f) The County Council shall review the proposed amendment in accordance with its rules of practice and procedure.

(3) General Public.

- (a) A member of the public may submit a petition requesting the Planning Director to initiate an amendment to the General Plan at any time other than during the comprehensive review.
- (b) The petition requesting the amendment shall include:
 - (i) A filing fee of \$500.00 to cover the administrative cost of processing the petition;

- (ii) A statement of the nature of the proposed amendment;
 - (iii) A draft of the language of the proposed amendment;
 - (iv) A statement of the reasons for granting the proposed change, supported by a written, documented assessment of the relationships of the proposed change with pertinent elements of the General Plan; and
 - (v) Maps, graphs, plot plan, and other supportive information.
- (c) Upon receipt of a properly filed and completed petition, the Planning Director shall have one hundred eighty days in which to take one of the following actions:
 - (i) Reject the petition for an amendment.
 - (ii) Initiate an amendment to the General Plan.
- (d) Should the Planning Director initiate an amendment, the Planning Director shall then transmit the proposed amendment to the Planning Commission for its review and recommendation.
- (e) The Planning Commission shall conduct a public hearing on the proposed amendment within forty five days of receipt of the proposal from the Planning Director.
- (f) The Planning Commission shall submit its recommendation on the proposed amendment to the County Council within forty five days from the close of the hearing.
- (g) The County Council shall review the proposed amendment in accordance with its rules of practice and procedure.
- (h) In the event that the Planning Director rejects a petition for an amendment, a member of the public may request the County Council to initiate an amendment on its behalf.
- (i) In the event that a petition is denied by the County Council, the same or a substantially similar petition may not be submitted for consideration within one year following such denial, unless the petitioner submits significant new data or additional reasons which the Planning Director may find to be a sufficient basis for the petition to be considered.

C. Rules and Regulations. The Planning Director and the Planning Commission shall promulgate rules and regulations to implement the amendment procedures.

SECTION 7. Land Use Pattern Allocation Guide Map. The Land Use Allocation Guide Map for the Island of Hawaii, referenced as Exhibit "A", [and incorporating by reference the amendments indicated by Hawaii County Ordinance 87-128, referenced as Exhibit "D" and by Hawaii County Ordinance 88-118, referenced as Exhibit "E"]is hereby adopted.

SECTION 8. Facilities Map. The Facilities Map for each of the nine districts of the Island of Hawaii is hereby adopted as referenced to as Exhibit "B".

[SECTION 9. General Plan Support Document. In order to provide the basis for the various Council policies, statement of development objectives, standards and principles, as stated in Section 4 of this ordinance, the Hawaii County General Plan Support Document is hereby adopted as referenced to as Exhibit "C".]

SECTION [10]9. Repeal. Ordinance No. 439 as amended by Ordinance Nos. 456, 475, 484, 538, 761, 822, 851, 854, 868, 878, 83-20, 83-27, 84-40, 87-49, 87-52, [and]87-68, and 89-142 of the continuing ordinances of the County of Hawaii is hereby repealed, as are the above-noted ordinances that have amended Ordinance No. 439.

SECTION [11]10. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

SECTION [12]11. Effective Date. This Ordinance shall take effect upon its approval.

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: [October 4, 1989]
Date of 1st Reading: [October 4, 1989]
Date of 2nd Reading: [November 1, 1989]
Effective Date: [November 14, 1989]

Attachment C

Amendments to Land Use Designations

Amendments to Land Use Designations

Urban [and Rural]Designations

High Density: [Commercial]**General commercial**, multiple **family** residential and related services ([general and office commercial;]multiple **family** residential -- up to 87 units per acre).

Medium Density: Village and neighborhood commercial and **single family and multiple family** residential and related functions ([3-story commercial;]**multiple family** residential -- up to 35 units per acre).

Low Density: Single family residential[in character], ancillary community and public uses, and convenience type commercial uses.

Resort [Area]Node: These areas include **a mixture of** uses such as hotels, condominium-hotels (condominiums developed and/or operated as hotels), **single family and multiple family residential dwelling units, golf courses and other typical resort recreational facilities, resort commercial complexes and other supporting services. Includes Major and Intermediate Resorts.**

Resort Area: Includes Minor and Retreat Resorts with accompanying commercial activities.

Urban Expansion Area: Allows for a mix of high density, medium density, low density, [industrial]**industrial-commercial** and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined.[Within areas designated for development as resorts, portions of the resort area may be included in the urban expansion area.]

Industrial Area: These areas include uses such as manufacturing and processing, wholesaling, large storage and transportation facilities, and light industrial uses.

Industrial-Commercial: Allows for a mix of limited industrial and commercial uses.

Rural Designation

Rural: These areas are low density residential in character (lots normally ranging in size from 0.5 to 3 acres) and include ancillary community, public and neighborhood commercial uses; and/or small family agricultural farms. Many of the larger rural subdivisions may be included in this land use category.

Agriculture Designations

[Intensive Agriculture: Sugar, orchard, diversified agriculture, and floriculture.

High: Fertile soil.

Low: Less fertile soil.

Extensive Agriculture: Pasturage and range lands.

Orchard: Those agricultural lands which though rocky in character and content support productive macadamia nuts, papaya, citrus and other similar agricultural products.]

Important Agricultural Land: Includes lands that (a) possess certain physical properties or settings which are capable of producing sustained high agricultural yields; (b) significantly contribute to the County's economic base; and (c) are not characterized by the above categories but are considered and designated by public policy as important agricultural lands because of some unique quality, setting or use.

Other Agricultural Land: Lands not classified as Important Agricultural Land. Includes 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, machine tillability and climate.

Other Designations

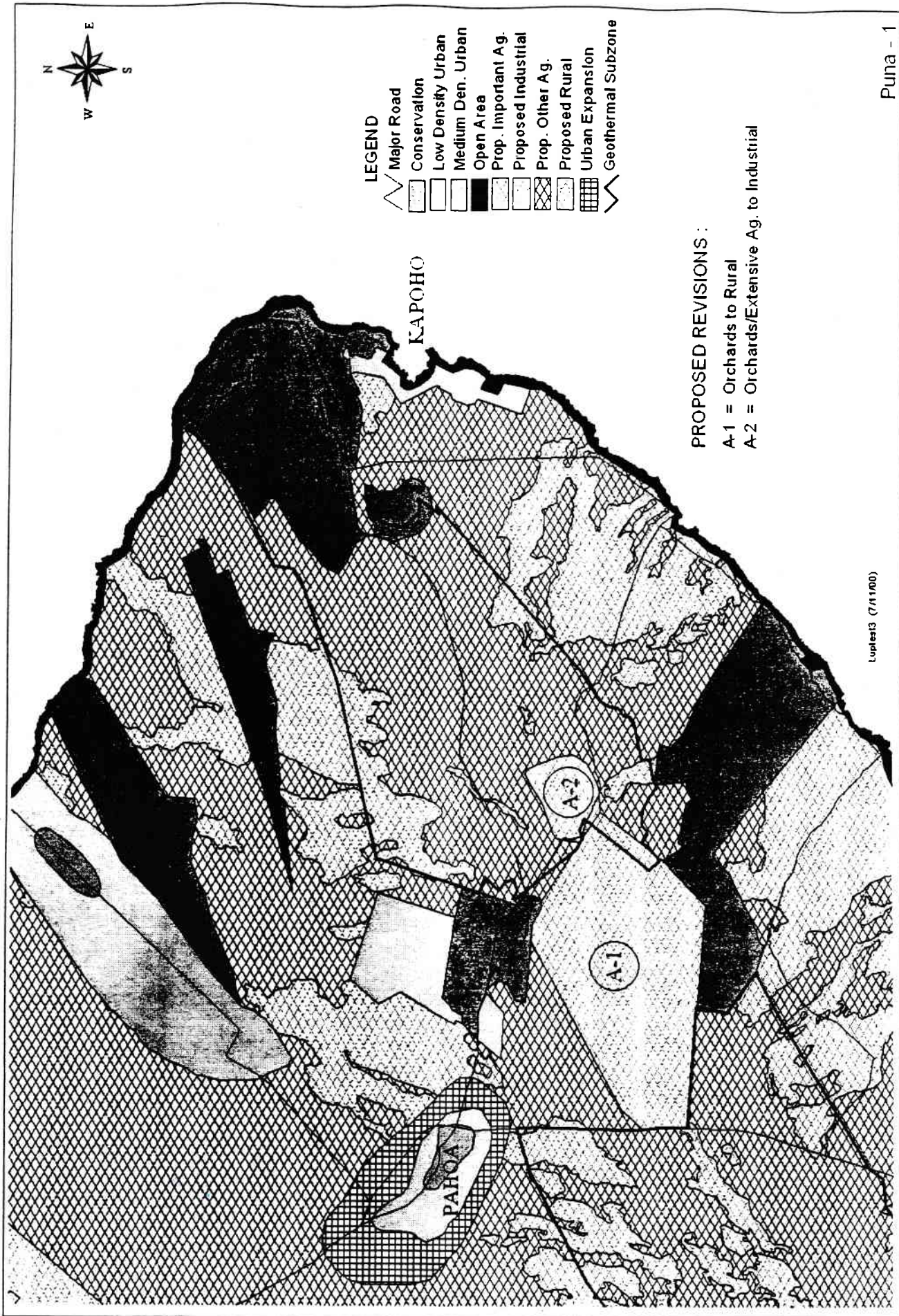
University: [University and support community services.]Public university, including ancillary public uses, residential, and support commercial uses.

Open: Parks and other recreational areas, historic sites, and open shoreline areas.

Conservation Area: Forest and water reserves, natural and scientific preserves, [open,]and lands within the State Land Use Conservation District.

Attachment D

Changes to Land Use Pattern Allocation Guide (LUPAG) Map



Map 13 (7/1/100)



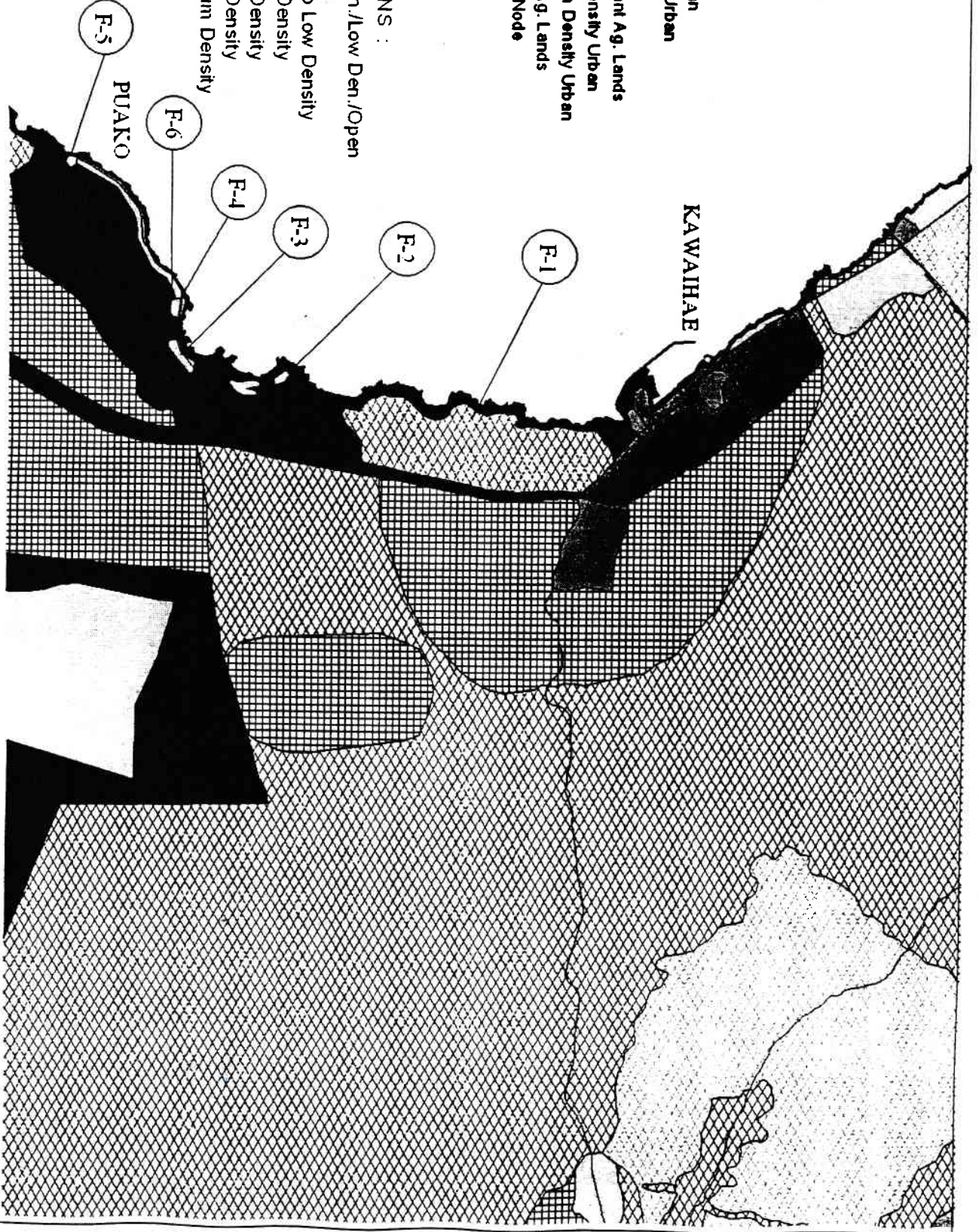
LEGEND

- Major Road
- Conservation
- Industrial
- Low Density Urban
- Medium Density Urban
- Open Area
- Proposed Important Ag. Lands
- Proposed Low Density Urban
- Proposed Medium Density Urban
- Proposed Other Ag. Lands
- Proposed Resort Node
- Proposed Rural
- Urban Expansion
- Resort

PROPOSED REVISIONS :

- F-1 = Resort/Med. Den./Low Den./Open to Resort Node
- F-2 = Medium Den. to Low Density
- F-3 = Resort to Low Density
- F-4 = Resort to Low Density
- F-5 = Resort to Low Density
- F-6 = Resort to Medium Density

Luprest3 (8/8/00)

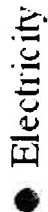


South Kohala - 1

Attachment E

New Facilities Maps

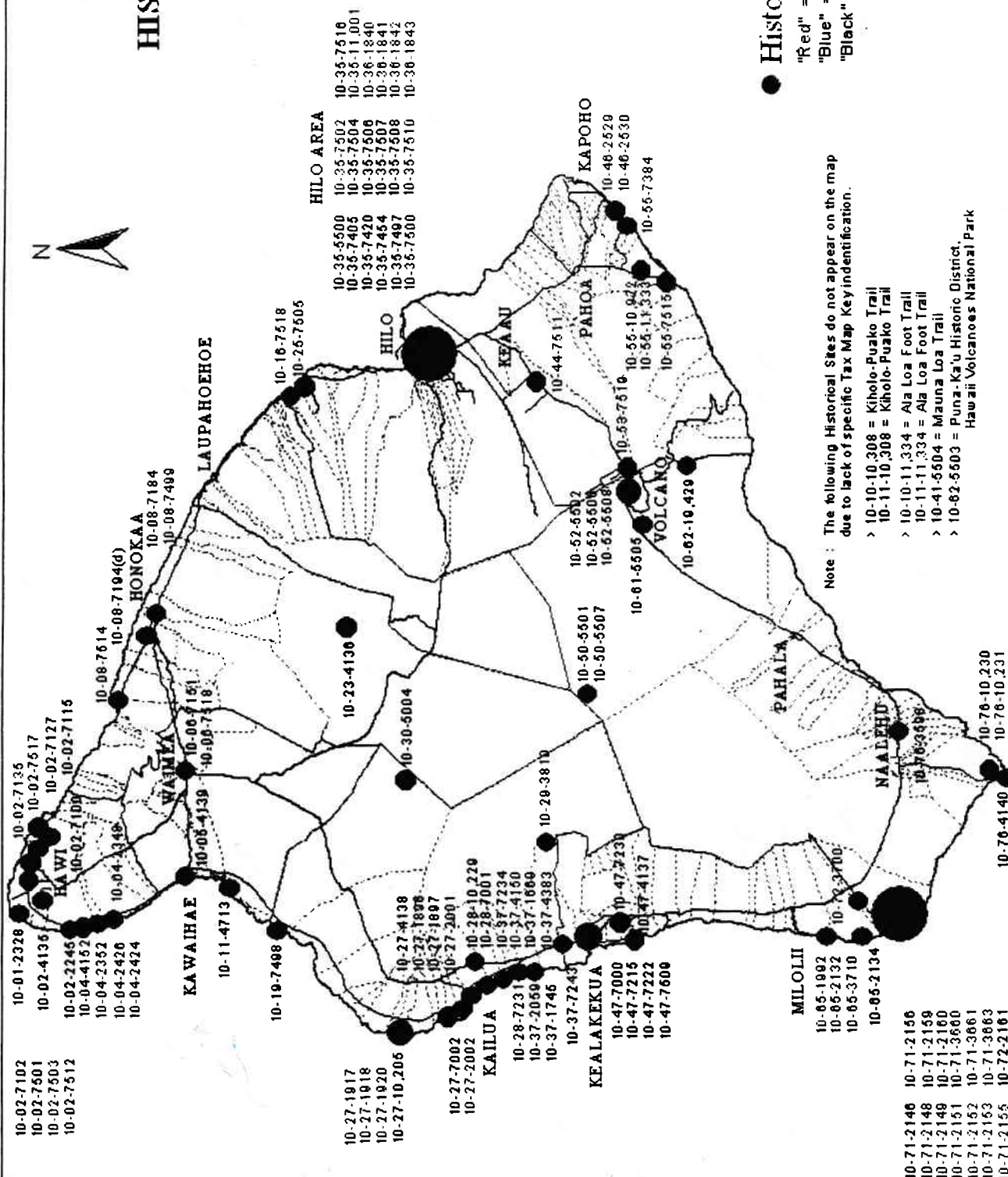




"Red" lettering represents Generating Stations

"Black" lettering represents Sub-stations

"Blue" lettering represents Windtarms



● Historic Sites

"Red" = Hawaii Register
 "Blue" = National Register
 "Black" = Hawaii and National Register

Note : The following Historical Sites do not appear on the map due to lack of specific Tax Map Key identification.

- 10-10-10-308 = Kiholo-Puako Trail
- 10-11-10-308 = Kiholo-Puako Trail
- 10-10-11-334 = Ala Loa Foot Trail
- 10-11-11-334 = Ala Loa Foot Trail
- 10-41-5604 = Mauna Loa Trail
- 10-62-5603 = Puna-Ka'u Historic District, Hawaii Volcanoes National Park