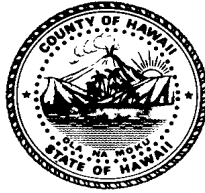


Mitchell D. Roth
Mayor



John Pelletier
Gary Jaster
Heather Korotie
Vacant
Charles Young, Chair
Nancy Pisicchio, Vice-Chair
Vacant
David Huerta
Roselyn Molina

County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
(808) 961-8288 • Fax (808) 961-8742

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Kona Community Development Plan (CDP) Action Committee in accordance with the provisions of Section 92-7, Hawai'i Revised Statutes (HRS). This meeting will be held in-person at the location listed in this notice and by Interactive Conference Technology (ICT) through Zoom.

DATE: Tuesday, June 25, 2024
TIME: 12:00 P.M.
IN PERSON LOCATION: West Hawai'i Civic Center, B2 Conference Room
74-5044 Ane Keohokālole Hwy
Kailua-Kona, HI 96740

ONLINE/ZOOM:

<https://www.zoomgov.com/meeting/register/vJltd-6opj8iE0j8uAYMUON5yRSFbYTeCW4>

NOTICE REGARDING PUBLIC TESTIMONY: The public may provide oral testimony at the meeting by joining Zoom or attending in-person at the physical location listed above. Although not required, to register in advance for oral testimony please contact staff at cdp@hawaiicounty.gov or (808) 961-8288. Pursuant to Section 92-3, HRS, interested persons who want to provide oral testimony may do so either at the time the committee takes public statements on the agenda, or at the time the specific agenda item is called. Please note that public testimony may be limited to three (3) minutes in length per agenda item. In addition, although not required, to ensure timely delivery of written testimony to committee members, it is requested that written testimony be submitted by 4:30 p.m. at least two business days prior to the meeting via email to cdp@hawaiicounty.gov. When submitting written testimony, please specify for which agenda item written testimony is being submitted. All written testimony will be a part of the public record.

NOTICE REGARDING INTERACTIVE CONFERENCE TECHNOLOGY (ICT): A meeting held by ICT shall be automatically recessed for up to 30 minutes to restore communication when audiovisual communication cannot be maintained with all members participating in the meeting or with the in-person location identified in this notice. The meeting may reconvene when either audiovisual communication is restored, or audio-only communication is established after an unsuccessful attempt to restore audiovisual communication. If it is not possible to reconvene the meeting as provided in this subsection within 30 minutes after an interruption to communication, the meeting will be automatically terminated.

AGENDA

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF THE MINUTES:** The Action Committee will consider approving the draft minutes for the Kona CDP Action Committee Meeting on May 21, 2024.
- III. PUBLIC TESTIMONY 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@hawaiicounty.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).
- IV. BUSINESS:**
 - 1. Kealahou Regional Park Update** – Committee member John Pelletier will provide update on Kealahou Regional Park.
 - 2. Testimony to County Council regarding the Kona Three, LLC Rezone Application (PL-REZ-2022-000033)** – Discussion and decision making on whether the Action Committee will provide testimony to County Council.
 - 3. Submitted letter to Department of Parks and Recreation** – Discussion of submitted letter requesting a presentation and discussion regarding the Old Airport District Park and Kealahou Regional Park.
 - 4. Submitted letter to Department of Parks and Recreation** – Discussion of submitted letter regarding Nāpo‘opo‘o Park.
 - 5. Submitted letter to Planning Department** – Discussion of submitted letter regarding Kealahou Street and Holoholo Street.
- V. AGENDA FOR NEXT MEETING:** Action Committee members will discuss potential agenda items for the next meeting.
- VI. ANNOUNCEMENTS:**
 - The Planning Department is currently seeking applicants for the Kona Action Committee and is requesting assistance to get the word out to interested community members. The application can be found on the Mayor’s office website at: <https://www.hawaiicounty.gov/our-county/boards-commissions-application>
 - The Department of Environmental Management has begun the process to Draft an Integrated Wastewater Management Plan. A recording of the first round of public meetings can be found here: <https://www.youtube.com/watch?v=DmR2EgTRQVI>
 - Hawai‘i Electric Public Safety Power Shutoffs Information and How to Prepare: https://records.hawaiicounty.gov/WebLink/1/edoc/135908/202406_PSPS_Resources_Presentation.pdf

- County of Hawai'i Office of Housing and Community Development Kona Public Meeting for 2025-2029 Consolidated Plan to be held on July 11, 2024 at 1:30PM at Yano Hall (82-6145 Mamalahoa Highway Captain Cook, Hawaii 96704)
- County of Hawai'i Real Property Tax Public hearing on July 18, 2024 at 5:00 PM at the County Council Chambers – Hilo or via Zoom (register at cohfinance@hawaiicounty.gov) to discuss 3 Agricultural Programs:
 - Community Food Sustainability
 - Short Term Commercial Dedication – 3 year dedication
 - Long Term Commercial Dedication – 10 year dedication

VII. ADJOURNMENT

This agenda and all related documents are available in the Planning Department's Kona Community Development Plan Action Committee folder via the County of Hawai'i Public Documents Repository: <https://records.hawaiicounty.gov/weblink/Browse.aspx?dbid=1&startid=9059&row=1&cr=1>. These documents may also be requested from the Planning Department by calling (808) 961-8288 or emailing cdp@hawaiicounty.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 business days prior to the meeting.

Anyone who requires an auxiliary aid or service, other reasonable modification, or language interpretation to access this meeting please contact the Planning Department at (808) 961-8288 or cdp@hawaiicounty.gov as soon as possible, but no later than five business days prior to the meeting date, to arrange for accommodations. If a response is received after the five-business days deadline, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. "Other reasonable modification" refers to communication methods or devices for people with disabilities who are mentally and/or physically challenged. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

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-Council, 25 Aupuni Street, Hilo, Hawai'i 96720.

KONA CDP ACTION COMMITTEE

KONA COMMUNITY DEVELOPMENT PLAN
ACTION COMMITTEE
COUNTY OF HAWAII

FINAL MINUTES
May 21, 2024

CALL TO ORDER

Chair Charles Young called the Kona Community Development Plan (CDP) Action Committee (AC) meeting to order at 12:12 p.m. A quorum was established with five members in attendance. This meeting was held in person at the West Hawai'i Civic Center, B2 Conference Room and online via the Zoom platform.

The full YouTube video of this meeting can be found here:

<https://www.youtube.com/watch?v=0KVNfMTNKsA>

ROLL CALL

Members Present (in person): Charles Young (Chair), Nancy Pisicchio (Vice-Chair), John Pelletier, David Huerta, and Heather Korotie.

Members Present (via Zoom): Roselyn Molina

Members Absent: Gary Jaster, and Marisa Bankston.

County Staff Present (in person): Jessica Lahip and Kawelo Kalili.

County Staff Present (via Zoom): Maryam Palma.

There were approximately 7 members of the public in attendance (3 in person and 4 via Zoom).

APPROVAL OF MINUTES

Committee Member Heather Korotie motioned to approve the April 16, 2024 meeting minutes. The motion was seconded by Committee Member John Pelletier. The motion passed unanimously. Chair Charles Young voiced his concerns about YouTube timestamped meeting minutes regarding the public not having access to YouTube. Committee Members discussed the possibility of using AI Transcription to assist with meeting minutes. [*SEE YOUTUBE TIMESTAMP 4:04*]

BUSINESS

- 1. Kealakehe Regional Park Update-** Committee member John Pelletier will provide update on Kealakehe Regional Park.

This item was called to order at 12:26 p.m. [*SEE YOUTUBE TIMESTAMP 14:07*]

Committee Member John Pelletier attended a showcase put on by Kealahou High School. His wife held a presentation regarding the Kealahou Regional Park. They were able to link the Park to the CDP which sparked interest from the Community. Vice Chair Nancy Pisciocchio recommended the Action Committee draft a letter to request an update from the Parks and Recreation Department.

Committee Member Heather Korotie made a motion to have herself and Committee Member John Pelletier draft up a letter to the Parks and Recreation's director asking for them to give an update regarding Old A's and Kealahou. The motion was seconded by Committee Member John Pelletier. The motion passed unanimously.

This item concluded at 12:42 p.m.

1. Discussion of Implementation Priorities and Community Outreach- Discussion and decision-making on the committee's priorities and strategies on potential community action items. This may include establishing Permitted Interaction Groups.

This item was called to order at 12:43 p.m. [*SEE YOUTUBE TIMESTAMP 30:10*]

Vice Chair Nancy Pisciocchio describes how Permitted Interaction Groups can be utilized within the AC for members to work together outside of the monthly AC meetings.

Committee Member Heather Korotie made a motion to have Chair Charles Young draft up a letter to the Department of Water Supply or any other partners for questions about water usage that pertain to the Kona CDP and ask them to come present to the Action Committee. The motion was seconded by Vice Chair Nancy Pisciocchio. The motion passed unanimously.

Sue Aronson testimony [*SEE YOUTUBE TIMESTAMP 46:04*]

Sue gave public testimony regarding the Keolu floodway. She explains that she has spoken to Director Zendo Kern and he mentioned that the County is interested in acquiring Richard Elocks 120 acres. Sue requests that the CDP create a committee or task force that she is able to assist with.

Chair Charles Young raised interest in having a town hall meeting to allow the public to attend and give comments.

Chair Charles Young made a motion to form a P.I.G. to work on the logistics for holding a town hall AC meeting regarding the issue of water. The motion was seconded by Vice Chair Nancy Pisciocchio. The motion passed unanimously.

The P.I.G. was formed with Chair Charles Young, Vice Chair Nancy Pisicchio, Committee Member John Pelletier and Committee Member Heather Korotie.

Keola Childs testimony [*SEE YOUTUBE TIMESTAMP 1:04:06*]

Keola gave public testimony regarding shifting priority to desirable development. Focus all of our County supported infrastructure and development, focus it on facilitating intensive friendly, desirable development in this area instead of the CDP's 200-year plan. Of 14 nodes stretched between Keauhou and Palamanui above the airport.

Committee Member John Pelletier questioned whether the County has a adopt a park program.

Chair Charles Young made a motion to allow Committee Member Heather Korotie to reach out to Keola Childs and the Transportation planner to discuss the proposed road project. The motion was seconded by Committee Member David Huerta. The motion passed unanimously.

This item concluded at 2:14 p.m.

AGENDA ITEMS FOR NEXT MEETING [*SEE YOUTUBE TIME STAMP*]

The following agenda items were proposed for the next Kona CDP Action Committee meeting.

1. Kealakehe Regional Park Update by Parks and Recreation
2. Letter to DWS
3. Letter to Parks and Recreation

ANNOUNCEMENTS

None

ADJOURNMENT

Committee Member John Pelletier motioned to adjourn the meeting. Vice Chair Nancy Pisicchio seconded the motion. The motion passed unanimously [*SEE YOUTUBE STAMP 2:07:22*]

The meeting was adjourned at 2:19 p.m.

These minutes and all related documents are available in the Planning Department's Kona Community Development Plan Action Committee 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@hawaiiicounty.gov.

From: [Heather Korotie](#)
To: [Messina, Maurice](#)
Cc: [John P](#); [Planning CDP](#); [Komata, James](#); jean.campbell@hawaiicounty.gov
Subject: Request for Presentation and Discussion about Old Airport District Park and Kealakehe Regional Park: Kona CDP AC
Date: Thursday, June 6, 2024 7:18:54 AM

‘Ano‘ai kākou Director Messina,

The Kona CDP Action Committee is following up on priorities in the Kona CDP based on community input and we would like to extend a warm invitation to come and share the current status, priorities, plans and issues for the park system and specifically Old Airport District Park and Kealakehe Regional Park in an upcoming meeting, either in June or July. We've outlined a series of questions that would be ideal to be considered and addressed in the update to the Kona CDP AC. Can you let us know what your thoughts are on coming to an upcoming meeting for an update and conversation?

Here are some questions we have addressing and evaluating the needs/deficiencies in the Park System (PUB-6.2a):

1. What specific needs, deficiencies or shortcomings have been identified within the current park systems in our community?
2. Have there been any recent assessments or studies conducted to evaluate the extent and impact of these deficiencies on community members and park users?
3. Are there any prioritization criteria or strategies in place to guide decision-making regarding the allocation of resources for addressing park system deficiencies?
4. How are community input and feedback being incorporated into the process of identifying and addressing deficiencies in the park system? Is this something the Kona CDP AC can help with?
5. Are there any partnerships or collaborations with other agencies, organizations, or stakeholders aimed at addressing deficiencies in the park system more effectively?
6. What role can residents and community groups play in supporting efforts to address deficiencies in the park system and improve overall park quality? Would an adopt-a-park program be beneficial?
7. Overall, is there anything the Kona CDP AC can help with?

Status of the Master Plan for the Expansion and Improvement of the Old Airport as a District Park (PUB-6.2b):

1. What is the current status of the master plan for the expansion and improvement of the old airport into a district park?
2. How has the community been involved in the planning process for the park expansion, and what opportunities will there be for ongoing community input and feedback? Is this something the Kona CDP AC can assist with?
3. What is the anticipated timeline for the implementation of the master plan, including key milestones and phases of development?
4. What funding sources are being considered or secured for the implementation of the park expansion project?
5. Is there anything the Kona CDP AC can help with?

Status of Kealakehe Regional Park (PUB-6.2d):

1. What is the status of any EIS updates or preparations for Kealakehe Regional Park?
2. What is the source of the specific condition that indicates the use of R-1 water for the park?
3. Over the years funds have been allocated for the park. What is the current status of the park's funding?

Ke aloha nō,

Heather Korotie, Kona CDP Action Committee Member

John Pelletier, Kona CDP Action Committee Member

On behalf of the Kona CDP Action Committee

From: [Heather Korotie](#)
To: [Komata, James](#)
Cc: [Campbell, Jean K; Planning CDP;](#) [REDACTED]
Subject: Napoopoo Park Inquiry and Request for Irrigation of Field
Date: Thursday, June 6, 2024 11:52:14 AM

‘Ano‘ai kākou Mr. Komata,

I am a member of the Kona CDP Action Committee and have an inquiry coming from a group of community members that plays volleyball down on the small field next to the Napoopoo pavilion which is part of Napoopoo Park. The community has been playing volleyball there for over 20 years on Friday afternoons and weekend tournaments. There are 6 generations that regularly play down there together which makes it a special type of recreation in the community. About 2 years ago, the irrigation was removed from the field and about a year ago the water spigot in the park has been locked so that a hose can no longer be used to water the grass. While this won't be as much of an issue in the summer months because it is generally rainy, this has been a significant issue in the drier months when the grass dies and the field is very dusty and difficult to play in.

Given the objectives set forth in the Kona Community Development Plan (CDP), particularly focusing on enhancing the quality of life (Objective PUB-6) and promoting active recreational opportunities (Policy PUB-6.2), I, as a member of the Kona CDP Advisory Committee, am investigating the feasibility of reinstating field irrigation. I respectfully seek an update on the possibility of restoring irrigation to ensure that the field remains usable during dry periods.

Ke aloha nō,
Heather Korotie, Kona CDP Action Committee Member

Palma, Maryam

From: Heather Korotie <heatherkorotie@gmail.com>
Sent: Friday, June 7, 2024 1:30 PM
To: Kern, Zendo
Cc: Campbell, Jean K; Planning CDP; Mitch.D.Roth@hawaiicounty.gov; Pause, Stephen (Steve); Inaba, Holeka; Villegas, Rebecca
Subject: Request for consideration of funding and development of the Kealaka`a Street to Holoholo Street Extension
Attachments: Office Depot Scan 06-06-2024_15-39-22-133.pdf

June 7, 2024

Zendo Kern, Planning Director
Planning Department, County of Hawaii

SUBJECT: Request for consideration of funding and development of the Kealaka`a Street to Holoholo Street Extension, Kealakehe – Kalaoa, North Kona Pursuant to the Kona Community Development Plan (CDP), its Official Transportation Network Map (CDP Figure 4-2a) and CDP Objective TRAN-2 Street Network Connectivity.

Dear Mr. Kern:

The Kona CDP Action Committee (AC) requests your review of the status of development of the “Kealaka`a St – Holoholo St. road connection” identified by map but unnamed in the CDP as referenced above, and meeting with the AC to advise and discuss the possibility of elevating the priority of constructing what could be a high value, residential-based transit linkage to schools and town as a County-led development project.

The AC is very interested in learning about the feasibility of making this a high priority County project, for the following reasons: First, the AC foresees that this specific road extension and interconnection of two streets, if feasible per CDP layout, would provide the majority of residents of the central and upper Kalaoa subdivision areas with a well-positioned, much-needed additional and alternative transit and bicycle route to and from all three public schools in the Kealakehe School Complex (Elementary, Intermediate and High School) vs. use of Palani Road, already carrying more school and work commuter traffic than it should for safety and travel-time reasons.

Second, in addition to greatly improving access to and from all three regional public schools in that area, AC members can envision this roadway inter-connection, with just two mauka-makai linking road extensions later added, becoming a principal “backbone” element in a major transit grid “arterial network” immediately north of the existing Kailua “urban core.”

Specifically, with additions of mauka-makai connections with this Kealaka`a St. Extension made thereafter by extending (1) the Kealakehe Parkway terminus upward from only a short distance below, and (2) Manawalea St. downward between Ane Keohokalole Hwy. and Qn. Ka`ahumanu Hwy

at the Makala Blvd. mauka terminus (next to the State Judiciary Building), the proposed Kealaka`a – Holoholo interconnection would create a 4-across and 4-up/down transit grid of arterials: Mamalahoa Hwy., Kealaka`a St., Ane Keohokalole Hwy., Qn. Ka`ahumanu Hwy. across slope; and Palani Road, Manawalea St., Kealakehe Parkway, and Hina Lani St. up/down. See embedded map for reference.

This future grid, with arterials roughly a mile or so apart, would greatly facilitate the development of CDP-envisioned “SmartGrowth” TODs and TNDs in this sub-region targeted in the Kona CDP, and would also “bracket” the County-proposed Kealakehe Regional Park and West Hawaii Civic Center. It seems that the identified Kealaka`a – Holoholo Sts. interconnection is crucial for such an arterial grid to be functional for the majority of transiting residents residing north and mauka of the Kailua urban area.

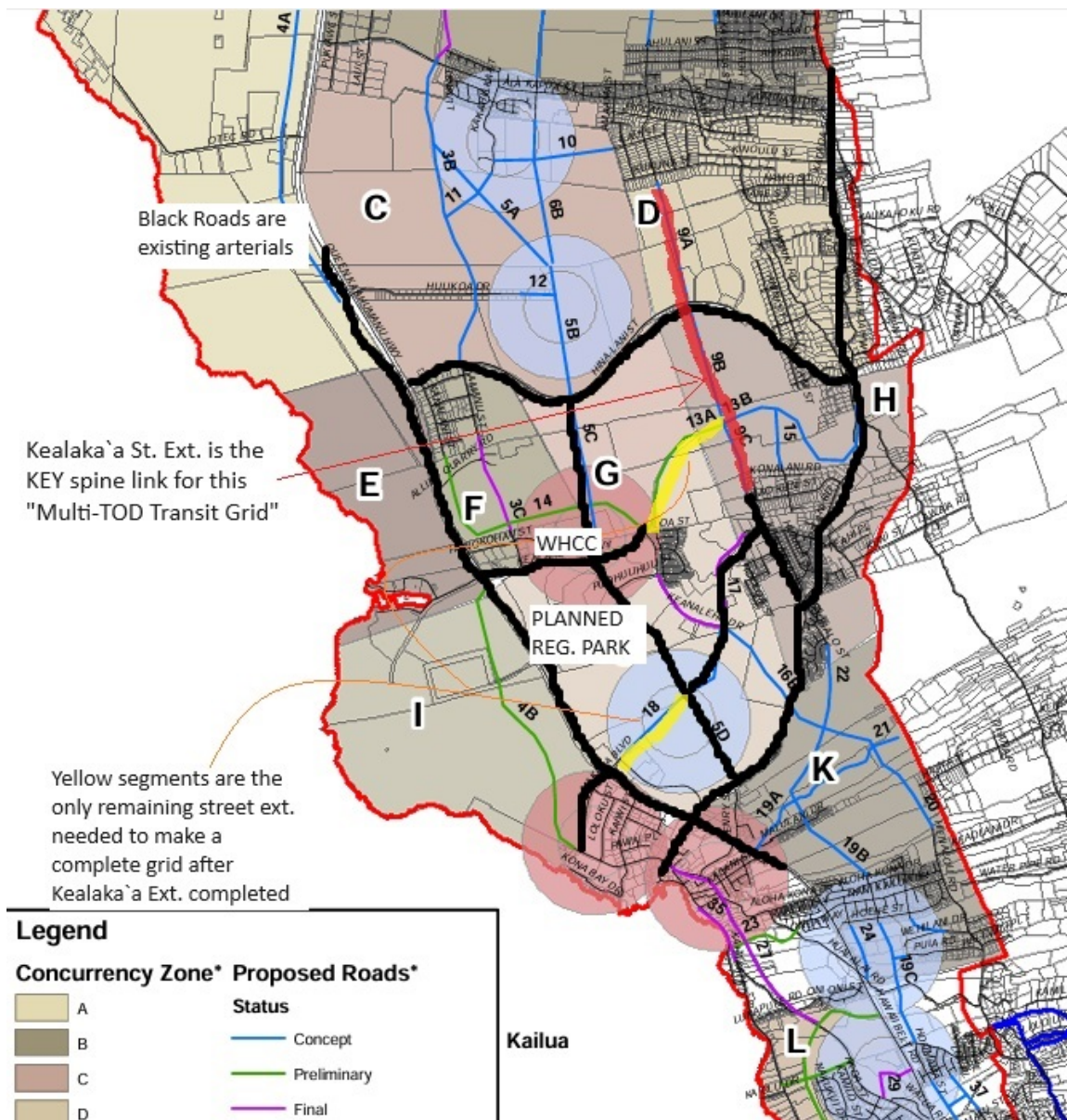
It is our understanding that the County Planning Department contracted PBR Hawaii to study and report on possible specific alignments for this specific CDP-proposed road as a road network component, and that PBR Hawaii completed that assignment with a Final Report (see attachment), dated February 13, 2013, submitted to the Planning Department regarding the possible alignment, opportunities and constraints, etc.

Accordingly, and for the reasons of interest that we state above, we request your review of the referenced PBR Hawaii report to the Planning Department, consultation with relevant County agencies and offices, and discussion with the Kona CDP AC of your findings, assessment and recommendations regarding the AC’s interest in seeing this project being brought forward in budgeting and design development in the near future.

We appreciate your time and consideration in reviewing our request. We look forward to hearing your thoughts on this project.

Ke aloha nō,
Heather Korotie, Kona CDP Action Committee Member
On behalf of the Kona CDP Action Committee

cc: Mayor Mitch Roth, Stephen Pause, Council Member Inaba, Council Member Rebecca Villegas



Reference Map: A section of the CDP Concurrency Map 4-3 was used as the base map for this illustration of mentioned road sections. The thick red line is the proposed Kealaka`a Street Extension, which is the key spine link for this "Multi-TOD Transit Grid." The 2 Yellow segments are the only remaining street extensions needed to make a complete grid after the Kealaka`a Extension would be completed.

Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director



Barbara DeFranco, Chair
Mahina Paishon-Duarte, Vice Chair
Dean Au
Michael Dela Cruz
Clement "CJ" Kanuha III

County of Hawai'i

LEEWARD PLANNING COMMISSION

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

May 08, 2024

Heather Kimball, Council Chair
and Members of the County Council
County of Hawai'i
25 Aupuni Street
Hilo, HI 96720

Dear Chair Kimball and Council Members:

SUBJECT: Change of Zone Amendment Application (PL-REZ-2022-000033)
Amendment to Change of Zone Ordinance No. 02 131
Request: Ten (10)-Year Time Extension to Condition I (Complete
Construction of the First Increment on RM Zoned Lands) and
Amendment to Clarify Condition N (Roadway Standards)
Applicant: Kona Three, LLC
Tax Map Key: (3) 7-6-021:016 and 017, North Kona, Hawai'i

The Leeward Planning Commission (Commission) forwards the above-referenced application, with its inaction, to the County Council in accordance with Section 25-2-42(d)(3) of the Zoning Code, which states that the Commission has ninety (90) days from receipt of the application from the Planning Director, unless a longer period is agreed to by the applicant, to transmit its recommendation to the County Council and that if the Commission fails to act within that period of time, the application shall be considered an unfavorable recommendation by the Commission, and the application shall be transmitted through the Mayor to the County Council with such recommendation.

On June 21, 2022, the Planning Department accepted the subject application from Kona Three LLC to amend Change of Zone Ordinance No. 02 131 to request a 10-year time extension to Condition I (Complete Construction of the First Increment on RM Zoned Lands) and to amend Condition N (Roadway Standards). The Deputy Planning Director provided the application and his recommendation to the Commission on December 1, 2022. The Commission considered this application at its December 15, 2022 hearing and voted to defer action until the County of

Heather Kimball, Council Chair
and Members of the County Council
May 08, 2024
Page 2

Hawai'i Cultural Resources Commission (CRC) had the opportunity to review the application. The CRC reviewed the application beginning in March 2023 and completed their review and provided a recommendation on July 21, 2023. The applicant spent eight months assembling additional information in response to the CRC's recommendation and the application was scheduled for a hearing before the Leeward Planning Commission on March 21, 2024. However, this meeting was cancelled on March 8, 2024, due to a lack of quorum.

In their letter dated March 18, 2024, the applicant requested the Commission transmit the application to the County Council with an unfavorable recommendation. Based on this request, and in accordance with Section 25-2-42(d)(3) of the Zoning Code, the Commission has failed to act on this application within the time period prescribed in the Zoning Code and is transmitting the application through the Mayor to the County Council with an unfavorable recommendation. A hardcopy of the draft bill to amend Ordinance No. 02 131, as recommended by the Deputy Planning Director, will be provided to the County Council for their consideration and action.

The Planning Department's background report (including the application) and recommendation report, which includes a draft bill to amend Ordinance No. 02 131, as well as the PowerPoint presentation, public testimony, and the Cultural Resources Commission's recommendation letter are available for review at the following Laserfiche WebLink address:
<https://records.hawaiicounty.gov/WebLink/1/fol/120105/Row1.aspx>

Please be aware that any information received after the December 15, 2022 Leeward Planning Commission meeting was not reviewed or considered by the Commission.

The minutes of the December 15, 2022 hearing are available for review at
<https://records.hawaiicounty.gov/webink/1/doc/122050/Page1.aspx>

Should there be any questions, please feel free to contact Planning Program Manager, Maija Jackson at (808) 961-8159.

Sincerely,

Barbara DeFranco
Barbara DeFranco (May 8, 2024 05:49 HST)

Barbara DeFranco, Chairperson
Leeward Planning Commission

P:\wp60\PC\PCC2024-2\LKonaThreePL-REZ-2022-033

Enclosure: Draft Bill

COUNTY OF HAWAII



STATE OF HAWAII

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 02-131, WHICH AMENDED ORDINANCE NOS. 97-99, 94-34, 93-26, 91-96, 90-62, 88-4, 84-42, AND 84-23, WHICH RECLASSIFIED CERTAIN LANDS FROM UNPLANNED (U) TO MULTIPLE-FAMILY RESIDENTIAL – 5,000 SQUARE FEET (RM-5) AND SINGLE-FAMILY RESIDENTIAL – 15,000 SQUARE FEET (RS-15) AT HOLUALOA 1 AND 2, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY: 7-6-021:004, 009-013, AND 015-017.

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

SECTION 1. Section 2 of Ordinance No. 02-131 is amended as follows:

“SECTION 2. The following amendments to Ordinance No. 02-131 shall apply only to Tax Map Key Nos. 7-6-021:016 and 017, consisting of a total land area of 67.162 acres. In accordance with Section 25-2-44, Hawaii County Code 1983 (2016 Edition, as amended), the County Council finds the following conditions are:

- (1) Necessary to prevent circumstances which may be adverse to the public health, safety, and welfare; or
- (2) Reasonably conceived to fulfill needs directly emanating from the land use proposed with respect to:
 - (A) Protection of the public from the potentially deleterious effects of the proposed use, or
 - (B) Fulfillment of the need for public service demands created by the proposed use.

- ~~[(A) — the zoning for the property shall be effective only after: (1) there are assurances satisfactory to the Departments of Water Supply and Planning, upon consultation with the State Department of Health, and the Division of Water and Land Development of the State Department of Land and Natural Resources, that a water source of sufficient quality and quantity has been established within two years from the effective date of this ordinance; provided that a maximum one-year extension to the two-year time limit may be granted by the Planning Director with reasonable and sufficient justification; and (2) an agreement, accompanied by an appropriate surety bond or other acceptable security, is executed with the Department of Water Supply for the actual development of a proven water source and its water transmission and distribution system within one year from the official date of compliance with condition A (1); provided that a one-year extension to the one-year time limit may be granted by the Planning Director with reasonable and sufficient justification; or (3) the Department of Water Supply issues a water commitment for the proposed development;~~
- ~~(B) — no subdivision or development of any portion of the land shall occur unless and until condition A has been complied with;~~
- ~~(C) — the Planning Director shall be mandated to initiate action for the repeal of this ordinance if conditions A or B have not been complied with;~~
- ~~(D) — the petitioner, its assigns or successors, shall be responsible for complying with all conditions of approval;~~
- ~~(E) — the zoning for the 49± acres designated by the State Land Use Commission as its second zoning increment shall not become effective until that land is certified by that commission to be within the Urban District;~~
- ~~(F) — the RS-zoned area shall be developed in two increments. The first increment shall consist of a maximum of 59.5± contiguous acres, and the second, the remaining~~

~~area. The effective date of zoning for the second increment shall be after development has occurred in the first increment, as determined by the Planning Director. "Development" means the applicant has completed the on-site and off-site improvements within the first increment of the RS-zoned area and has dedicated the roadway to the County;~~

~~(G) — subdivision plans for the first increment of the RS-zoned area shall be submitted within one year from the effective date of the zoning. Final subdivision approval shall be secured within two years from the effective date of this amendment;~~

~~(H) — the RM-zoned area shall be developed in two increments. The first increment shall consist of a maximum of 42 acres of the Multiple Family Residential-zoned land and the second increment, the remaining area. The effective date of zoning for the second increment shall be after the applicant has completed the on-site and off-site improvements of the first increment of the RM-zoned area and has dedicated the improvements to the County;~~

~~(I) — plans for the development within the first increment of the RM-zoned area shall be submitted to the Planning Department and final plan approval secured within five years from the effective date of this sixth amendment. Construction shall commence within one year from the date of receipt of final plan approval and be completed within three years thereafter;~~

~~(J) — should the Council adopt a Unified Impact Fees Ordinance setting forth criteria for the imposition of exactions or the assessment of impact fees, conditions included herein shall be credited towards the requirements of the Unified Impact Fees Ordinance;~~

~~(K) — housing opportunities for Hawaii residents shall be provided in accordance with the condition imposed by the State Land Use Commission. The number of units and~~

manner in which they are to be provided shall meet with the approval of the Hawaii County Housing Agency;

- (L) — ~~improvements to the intersections with Kuakini Highway and the Kuakini Highway Extension shall be constructed meeting with the approval of the State Department of Transportation, Highways Division. The intersection improvements shall be constructed concurrently with the development of the first increment of the RS or RM zoned areas, whichever occurs first;~~
- (M) — ~~no direct access shall be provided for the lots within the RS zoned area from the mauka-makai collector road;~~
- (N) — ~~the roadways and stubout within the RM zoned area shall be constructed to dedicable standards with curbs, gutters, and sidewalks meeting with the approval of the Department of Public Works and shall be dedicated to the County of Hawaii upon completion. Where a roadway crosses a zone line or if a zone line should divide a roadway, the curbs, gutters, and sidewalks shall be provided for the entire right of the way and shall continue to the nearest intersection in order to avoid telescoping and to provide consistent improvement;~~
- (O) — ~~at a minimum, roadways and stubouts within the RS zoned area shall be provided with paved shoulders and paved swales meeting with the approval of the Department of Public Works and shall be dedicated to the County of Hawaii upon completion;~~
- (P) — ~~the method of sewage disposal shall meet with the approval of the appropriate governmental agencies;~~
- (Q) — ~~a drainage master plan shall be submitted to the Department of Public Works for review and approval prior to issuance of any subdivision or plan approvals. The plan~~

~~shall include, as a minimum, hydrological and hydraulic calculations for all components of the drainage system, a construction timetable for all elements of the system, and an analysis of downstream impacts. Further, mitigating measures as approved by the Department of Public Works shall be taken to eliminate any downstream impacts;~~

~~(R) — an intensive archaeological survey shall be conducted for the entire property and a report shall be submitted to the Planning Department prior to issuance of any subdivision or plan approvals;~~

~~(S) — should any unanticipated archaeological sites be found during land preparation activities, work shall immediately stop and the Planning Department notified. Work shall not resume in the affected area until clearance is given by the Planning Department;~~

~~(T) — prior to the Final Approval of the second increment, the applicant, its successors or assigns shall pay for any additional real property taxes owed for the new residential assessed value of the subject property which was previously taxed at the agricultural rate; and~~

~~(U) — an initial extension of time for the performance of conditions within the ordinance may be granted by the Planning Director upon the following circumstances:~~

~~a. — the non performance is the result of conditions that could not have been foreseen or are beyond the control of the applicants, successors or assigns, and that are not the result of their fault or negligence;~~

~~b. — granting of the time extension would not be contrary to the general plan or zoning code;~~

- ~~e. granting of the time extension would not be contrary to the original reasons for the granting of the change of zone;~~
 - ~~d. the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year); and~~
 - ~~e. if the applicant should require an additional extension of time, the Planning Director shall submit the applicant's request to the County Council for appropriate action. Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director initiate rezoning of the area to its original or more appropriate designation.]~~
-
- A. The applicant(s), its successor(s), or assign(s) ("Applicant") shall be responsible for complying with all of the stated conditions of approval.
 - B. The Applicant shall comply with all conditions of approval of the State Land Use Commission's Decision and Order (Docket No. A83-549) dated January 26, 1984.
 - C. The Applicant is responsible for maintaining valid water commitments to support the proposed use until such time that required water facilities charges are paid in full.
 - D. Prior to receipt of Final Plan Approval for each phase of the development, the Applicant shall submit the anticipated maximum daily water usage calculations as prepared by a professional engineer licensed in the State of Hawai'i to the Department of Water Supply (DWS) to ensure that total water usage will not exceed its allocation.

- E. The Applicant is required to submit water system construction plans prepared by a professional engineer, registered in the State of Hawai'i, for Department of Water Supply (DWS) review and approval. Furthermore, the Applicant is required to construct applicable water system improvements designed to deliver water at adequate pressure and volume under peak-flow and fire-flow conditions in accordance with the Water System Standards and the Rules and Regulations of the DWS.
- F. The Applicant shall implement any improvements required by the Fire Department and/or Department of Water Supply to ensure that fire protection requirements can be met for RM zoning.
- G. Construction of all phases of the proposed development, as substantially represented by the Applicant, shall be completed within ten (10) years from the effective date of this ordinance. Prior to commencing construction of each phase, the Applicant shall secure Final Plan Approval for the proposed development from the Planning Director in accordance with Section 25-2-70, Chapter 25 (Zoning Code), Hawai'i County Code. Plans shall identify all proposed structures, fire protection measures, landscaping, signage, paved driveway access and paved parking stalls, outdoor lighting (if any), and other improvements associated with the proposed development. Landscaping shall be indicated on the plans for the purpose of mitigating any adverse noise or visual impacts to adjacent properties in accordance with the requirements of Planning Department's Rule No. 17 (Landscaping Requirements). The Applicant shall comply with landscaping requirements for RM zoning.
- H. Sewer lines shall be installed within the development to connect with the County's sewer system, meeting with the approval of the Department of Environmental Management, and prior to the issuance of a Certificate of Occupancy for each phase.

- I. A National Pollutant Discharge Elimination System (NPDES) permit and an Underground Injection Control (UIC) permit, if required, shall be secured from the State Department of Health before the commencement of construction activities.
- J. All development generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties. Prior to receipt of Final Plan Approval, that applicant shall submit a drainage master plan to the Department of Public Works for review and approval. The plan shall include, as a minimum, hydrological and hydraulic calculations for all components of the drainage system, a construction timetable for all elements of the system, and an analysis of downstream impacts. Further, mitigating measures as approved by the Department of Public Works shall be taken to eliminate any downstream impacts. Any recommended drainage improvements shall be constructed meeting with the approval of the Department of Public Works prior to issuance of a Certificate of Occupancy for the first phase.
- K. The Applicant shall comply with Chapter 27, Flood Control, of the Hawai'i County Code.
- L. All earthwork and grading activity shall conform to Chapter 10, Erosion and Sedimentation Control of the Hawai'i County Code.
- M. Access to the Queen Ka'ahumanu Highway (Route 11) shall be limited to a single access point consisting of a full movement channelized intersection, the location and construction of which shall meet with the approval of the State Department of Transportation prior to the issuance of Certificate of Occupancy for the first phase. Furthermore, the applicant shall coordinate with the State Department of Transportation and provide any mitigation measures that may be required, including any pro-rata contributions, related to the state highway improvements directly related to traffic generated by development of the property. Part of this coordination shall include providing the Department of Transportation with a 10-year development

schedule showing the phases, number of units, and the associated transportation improvements to be completed before occupancy of each phase.

- N. Prior to the issuance of a Certificate of Occupancy for any dwelling units within the development, the Applicant shall construct the following roadway improvements to County dedicable standards for a minor collector road and dedicate the improvements to the County: 1) the segment of Leilani Street situated within the project site, which will stub out at both the north and south project boundaries; 2) extend Kekūanāʻo Place from its existing terminus within the Kona Vistas Subdivision northward to stub out at the northern project boundary; and 3) a mauka-makai roadway from Queen Kaʻahumanu Highway to the Kekūanāʻo Place extension. Unless otherwise allowed by the Department of Public Works to address topographical and drainage constraints within the project site, the mauka-makai collector road shall be constructed as a continuous linear roadway.
- O. The following plans/documentation shall be submitted for the review and approval of the State Department of Land and Natural Resources – State Historic Preservation Division and implemented prior to the issuance of any land alteration permits: 1) An archaeological monitoring plan for all initial ground disturbing activities that meets the requirements of HAR §13-279-4; 2) An archaeological preservation plan for Site 50-10-37-30592 and Site 50-10-37-31254 that meets the requirements of HAR §13-277; and 3) Written and photographic documentation verifying implementation of interim protection measures for Sites 50-30-37-30592 and 50-10-37-31254. Any interim and permanent buffers associated with preservation plan shall be depicted on any site plans for Final Plan Approval or other land alteration permits.
- P. The Applicant shall implement all requirements of the Burial Site Component of a Preservation Plan accepted by the State Historic Preservation Division on August 19, 2022. All interim and permanent buffers associated with the burial site shall be depicted on any site plans for Final Plan Approval or other land alteration permits. Interim

preservation measures shall be in place prior to the initiation of any construction or land disturbance activity in the project site.

- Q. The former burial site (Site 50-10-37-10012) shall be flagged for preservation in the form of avoidance and the previous site location shall be monitored if construction activities occur near that location. The former burial site shall be depicted on any site plans for Final Plan Approval or other land alteration permits.
- R. In the event that surface or subsurface historic resources, including human skeletal remains, structural remains (e.g., rock walls, terraces, platforms, etc.), cultural deposits, marine shell concentrations, sand deposits, or sink holes are identified during the demolition and/or construction work, the Applicant shall cease work in the immediate vicinity of the find, protect the find from additional disturbance and contact the State Historic Preservation Division at (808) 933-7651. Subsequent work shall proceed upon an archaeological clearance from the State Historic Preservation Division when it finds that sufficient mitigation measures have been taken.
- S. To address potential impacts to endangered or threatened species that may traverse the project site, the Applicant shall implement mitigation measures recommended in the Botanical Survey and Vertebrate Fauna Assessment, TMK 3-7-6-21: parcels 16, 17, 18 & 19 (78.324 acres) North Kona District, Island of Hawai'i, included as part of the environmental assessment for the project.
- T. Pursuant to Hawai'i County Code, Section 25-2-46(o) (Concurrency Requirements) the applicant shall provide a civil defense siren and associated maintenance access easements within the project site if required by the State Civil Defense/State of Hawai'i Emergency Management Agency (HIEMA) prior to issuance of a Certificate of Occupancy for any phase of the project.

U. The Applicant(s) shall make its fair share contribution to mitigate the potential regional impacts of the property with respect to parks and recreation, fire, police, solid waste disposal facilities and roads. The fair share contribution shall become due and payable prior to receipt of Final Subdivision Approval or Final Plan Approval, whichever is applicable. The fair share contribution shall be based on the actual number of residential units or lots developed. The fair share contribution in a form of cash, land, facilities, or any combination thereof shall be determined by the County Council. The fair share contribution may be adjusted annually beginning three years after the effective date of this ordinance, based on the percentage change in the Honolulu Consumer Price Index (HCPI). The fair share contribution shall have a maximum combined value of \$10,033.83 per multiple family residential unit and \$15,636.59 per single family residential unit). The total amount shall be determined by the actual number of units or lots according to the calculation and payment provisions set forth in this condition. The fair share contribution per multiple family residential unit (single family residential units) shall be allocated as follows:

1. \$4,949.40 per multiple family residential unit and \$7,540.24 per single family residential unit) to the County to support park and recreational improvements and facilities;
2. \$156.43 per multiple family residential unit and \$363.74 per single family residential unit) to the County to support police facilities;
3. \$481.18 per multiple family residential unit and \$718.44 per single family residential unit) to the County to support fire facilities;
4. \$214.47 per multiple family residential unit and \$314.54 per single family residential unit) to the County to support solid waste facilities; and

5. \$4,232.35 per multiple family residential unit and \$6,699.63 per single family residential unit) to the County to support road and traffic improvements.

In lieu of paying the fair share contribution, the Applicant(s) may contribute land and/or construct improvements/facilities related to parks and recreation, fire, police, solid waste disposal facilities and roads within the region impacted by the proposed development, subject to the review and recommendation of the Planning Director, upon consultation with the appropriate agencies and approval of the County Council pursuant to Section 2-162.1(a) of Hawai'i County Code. The cost of the highway intersection improvements required in Condition M shall be credited against the sum specified in Condition U for road and traffic improvements.

V. Should the Council adopt a Unified Impact Fees Ordinance setting forth criteria for imposition of exactions or the assessment of impact fees, conditions included herein shall be credited towards the requirements of the Unified Impact Fees Ordinance.

W. The Applicant shall comply with Condition A of the State Land Use Commission's Decision and Order (Docket No. A83-549) dated January 26, 1984. To meet this condition the Applicant shall provide ten percent (10%) of the total dwelling units constructed onsite (inclusive of 215 units in Kona Vistas Subdivision and any additional units to be developed on the project site) at affordable rates pursuant to an affordable housing agreement with the Office of Housing and Community Development unless the Decision and Order is amended. Units developed pursuant to this condition shall be applied towards satisfaction of Condition X.

X. To ensure that the Goals and Policies of the Housing Element of the General Plan are implemented, the Applicant shall comply with the requirements of Chapter 11, Article 1, Hawai'i County Code relating to the Affordable Housing Policy for the subject 67.162-acre project site. This requirement shall be approved by the Administrator of the Office of Housing and Community Development prior to

issuance of Plan Approval and the affordable housing agreement shall be implemented prior to occupancy of any unit in each phase.

Y. The Applicant shall comply with all applicable County, State, and Federal codes, laws, rules, regulations, and requirements for the proposed development.

Z. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the enactment of this amended ordinance. The report shall include, but not be limited to, the status of the development and the extent to which the conditions of approval are being satisfied. This condition shall remain in effect until all of the conditions of approval have been satisfied and the Director, acknowledges that further reports are not required.

AA. If the Applicant should require an additional extension of time, the Planning Director shall submit the Applicant's request to the County Council for appropriate action.

BB. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate rezoning of the area to its original or more appropriate designation."

SECTION 2. Material to be deleted is bracketed and stricken. New material is underscored.

SECTION 3. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAI'I

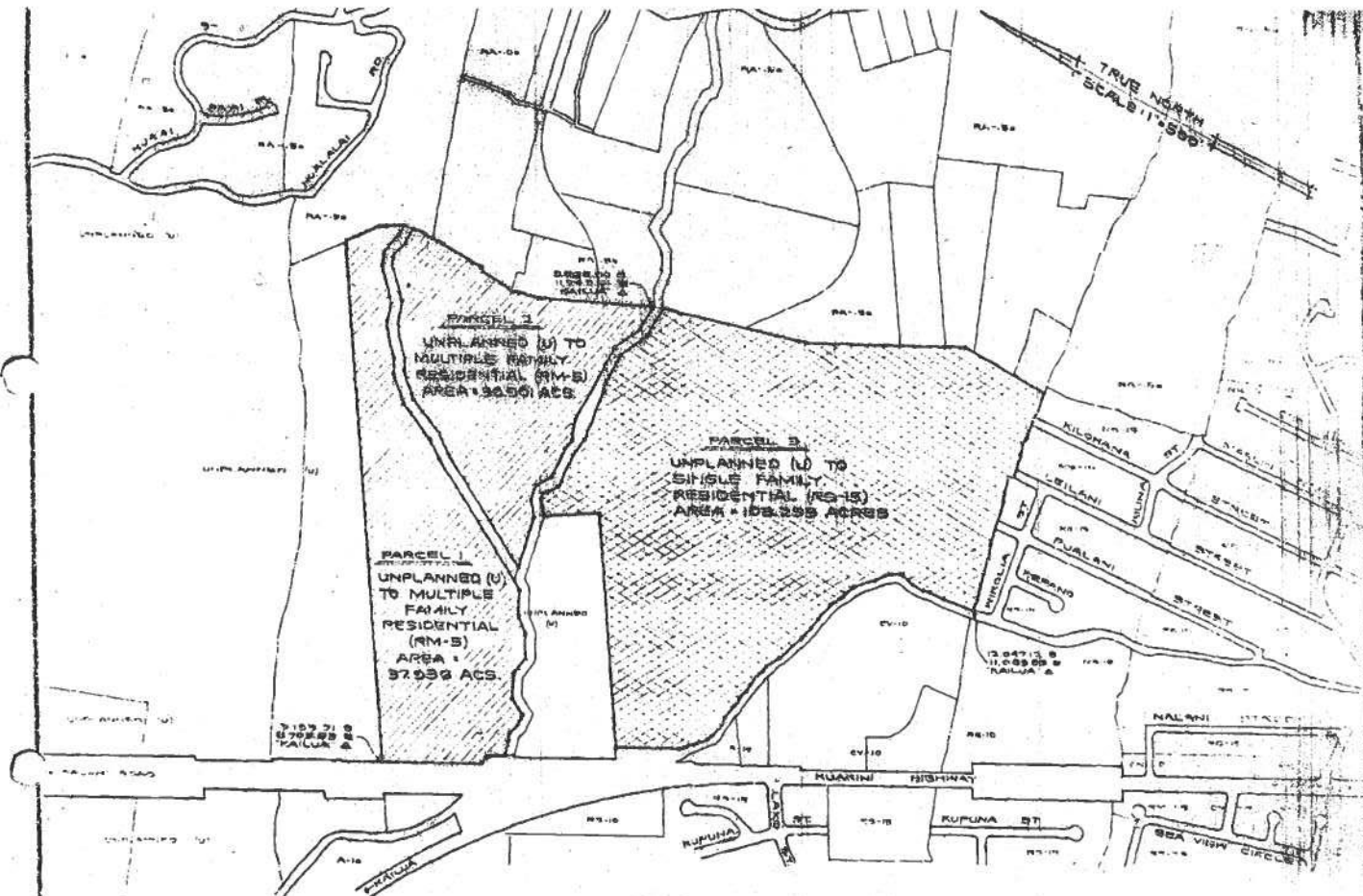
_____, Hawai'i

Date of Introduction:

Date of 1st Reading:

Date of 2nd Reading:

Effective Date:



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 15-27 (NORTH KONA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO MULTIPLE FAMILY RESIDENTIAL (RM-5) AND SINGLE FAMILY RESIDENTIAL (RS-1S) AT HOLUALA 1 AND 3, NORTH KONA, HAWAII.

FOR REFERENCE ONLY

PREPARED BY:
PLANNING DEPARTMENT
COUNTY OF HAWAII

TAX MAP KEY: 7-8-21, 4, 9-13, 15-17

Mitchell D. Roth
Mayor



County of Hawai'i

PLANNING DEPARTMENT

CULTURAL RESOURCES COMMISSION

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

Aaron Spielman, Chair
Natalie Kurashima, Vice Chair
Matthew Clark
Desmon Haumea
Kilohana Hirano
Roberta "Ku'ulei" Keakealani
Kealohanuiopuna Kinney
Nicole Lui
Scott Mahoney

July 17, 2023

Barbara DeFranco, Chairperson
Leeward Planning Commission
101 Pauahi St., Suite 3
Hilo, HI 96720

Dear Ms. DeFranco:

SUBJECT: Change of Zone Amendment Application (PL-REZ-2022- 000033)
Applicant: Kona Three, LLC
Request: Ten -Year Time Extension to Comply with Condition I (Complete Construction of Phase I) and Condition N (Roadway Standards)
Tax Map Key: (3) 7- 6- 021: 016 and 017; North Kona, Hawai'i

The Leeward Planning Commission, at its duly held public hearing on December 15, 2022, considered the above -referenced application. The subject properties are located along the east (mauka) side of the Queen Ka'ahumanu Highway at its junction with Kuakini Highway and between Pualani Estates subdivision to the north and Kona Vistas to the south, portion of Hōlualoa Hui Lands, Hōlualoa 1, 2, and 3, North Kona, Hawai'i. The Commission voted to defer its decision until the County of Hawai'i Cultural Resources Commission (CRC) had the opportunity to review the project.

- On March 8, 2023, the CRC held an official meeting according to the provisions of Chapters 91 and 92 Hawai'i Revised Statutes and Chapter 2, Article 44 of the Hawai'i County Code, to deliberate the subject request; consider design review, comment(s) and recommendation(s) for Kona Three LLC (PL-REZ-2022-000033). In accordance with HRS 92-5.5, the CRC formed a Permitted Interaction Group (PIG) subcommittee to further review the project and a site visit occurred on March 23, 2023, at 10:00 a.m. The subcommittee subsequently created a site visit report (the Report).
- On May 10, 2023, the CRC heard the Report from the PIG subcommittee regarding the March 23, 2023, site visit conducted for the Kona Three project.
- On June 21, 2023, the CRC held discussion of recommendations and opinions of the project *(based on the site visit, public testimony, the records, and documents on file including archaeological reports submitted)* and made motions in culmination of their review; the communication was drafted by staff. This draft was presented to the CRC on July 12, 2023, at a regular CRC meeting.

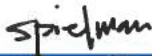
In accordance with Hawai'i County Code Section 2-44 and the Rules of Practice and Procedure for the Cultural Resources Commission, the review, recommendations, and opinions on the project are as follows:

After considering the cultural and historic resources on the property including the undocumented Hōlualoa Trail and petroglyph and how it relates to Hōlualoa, as well as other possible significant cultural historic features not previously identified, the CRC's opinion of the project's impact to historical assets is that this project will likely have a substantial impact on historic assets. The following Cultural Resources Commission's opinions and recommendations are hereby transmitted for your consideration in execution of the action before you.

- 1. Due to the historic and cultural significance of the property, the CRC recommends that the property be preserved in perpetuity. In the event that this is infeasible, the CRC recommends the following conditions be required to be completed prior to any development permit approvals by the County.**
 - a. In order to be integrated into the development design, the CRC recommends further documentation of lineal descendant and kama'āina knowledge of the natural and cultural resources of the project area, inclusive of trails.**
 - b. That the applicant, in consultation with the community, amend the current development plan to include larger open space areas that more sensitively integrate and protect the natural, historical, and cultural features of the landscape, including trails and other cultural sites, as well as natural features of the terrain such as drainage channels, and native plants.**

Mahalo for your consideration of the CRC's review. If you have any questions concerning this matter, please contact Kevin Sullivan at kevin.sullivan@hawaiicounty.gov.

Sincerely,



Aaron J. Spielman (Jul 18, 2023 15:31 HST)

Aaron J. Spielman, Chairman
Cultural Resources Commission

KS:klf

\\COH01\planning\public\wpwin60\Cultural_Resources_Commission\Projects\Kona Three LLC TMK 76021016 & 017 (PL-CRC-2023-000002)\2023-07-12 CRC to LPC Final Recommendation Letter.docx

cc via email: Daryn Arai, Representative for Kona Three LLC
Zendo Kern, Planning Director
Cultural Resources Commission

Enclosure: Permitted Interaction Group Report

Cultural Resources Commission

5/10/2023

<u>Project:</u>	Kona Three LLC.	<u>Attending:</u>	CRC – Nicole Lui, Kuulei Keakealani, Aaron Spielman; Guest of CRC – Lehua Kamaka; Kona Three LLC – Richard Wheelock, Robert Williams, Michael Matsukawa (counsel), Glenn Escott (archaeologist), Daryn Arai (planning consultant); SHPD – Sean Naleimaile, Nicole Mellow; Na Ala Hele (State) – Jackson Bauer, Rick Gmirkin, Loke Davis.
<u>Ref. No.:</u>	PL-CRC-2022-000002.		
<u>Site Visit:</u>	3/23/2023 (Thursday).		
<u>Location:</u>	Holualoa Hui Lands, Holualoa 1, 2, & 3, North Kona, Hawaii.		
<u>Time:</u>	10.15a – 1.45p.		

Re: Permitted Interaction Group Report on Site Visit to the Subject Parcel.

Outline Notes:

1. Introductions.
2. Opening Pule.
3. Archaeologist review of the LCA & overlaps with different maps.
4. Access to the subject parcel was through a different parcel mauka. A makai access does not seem to have been established. Unclear where construction access will be.
5. Railroad boundaries/berms.
6. Portion of site walls heading mauka, discussion of mauka trails near Holualoa Hotel.
7. Mauka boundaries, wall alignments, stream bed that runs through subject parcel.
8. Site walls and trail makai of railroad, discussion on these elements and history, Kuulei's mana'o, Nicole's mana'o. Daryn Arai stated that the applicant has been working for seven years on this request for a time extension. This area appears to have been used as a trail during and before the historical ranching period and might need to be considered in light of the Highways Act.
9. Walked further makai along the same trail makai of the railroad. Site walls to north and south of trail have different characteristics and states of repair. South wall more intact, north wall more scattered. South wall appears to use somewhat smaller rocks. North wall has enormous rocks still in place. Rick Gmirkin mentioned haka haka stones and the appearance of what might have been a holua sled at one time.
10. Crossed south of this same trail and walked through an area that is known to have been bulldozed. Scattered rocks (remnants of terraces?) and generally sloped terrain that is less defined than the trail to the north bounded by the site walls.

11. Walked mauka through what appears to be a terraced area and arriving at what feels very much like a homesite, at the level grade under the large tree. Nicole discovered a working pohaku and shared with the archaeologist to record and preserve with an ancestral descendant.
12. Walked mauka to railroad and then south to the next section of site walls and trail.
13. Nicole shared insights at this southern trail area bounded by lava rock walls. Request to archaeologist to preserve this feature in place to make part of the proposed community. Unclear that this feature is recorded in the applicant's documentation.
14. Break/snack time.
15. Closing pule and mele.

Lessons Learned.

1. Establish protocols for future PIG site visits (pule, introductions, meeting, closing).
2. Important for all Owners to attend entire PIG site visits.
3. Mr. Wheelock suffered injuries towards the end of the site visit when navigating the access point to the subject parcel via ladder tied to a hog-trap over a lava rock wall. Access for PIG site visits must be safe for all attending parties.
4. Time should be allotted for access to the entire property for all PIG members.
5. Visiting group should move as one party throughout the property.



NĀ ALA HELE

Hawai'i Trail & Access System

Ref: H03:21, H09:02 Holualoa

December 14, 2022

TO: Christian Kay, Planner
County of Hawai'i Planning Department

FROM: Jackson Bauer, Trails and Access Specialist *JB*
Nā Ala Hele Trails and Access Program, DOFAW, DLNR

SUBJECT: Change of Zone Ordinance No. 02-131, applicant Kona Three, TMKs (3) 7-6-021:016 and :017 Holualoa, North Kona, Island and County of Hawai'i.

The Nā Ala Hele Trails and Access Program within the Division of Forestry and Wildlife, Department of Land and Natural Resources, thanks you for the opportunity to comment on the subject Change of Zone. This area was a main population center for pre-contact Hawaiian society and thus contains many important *wahi pana* and archaeological sites, including trails.

As the project proposal has the potential to impact several historic features, including trails, as well as impact public access, our recommendations are as follows:

Mauka-Makai Trails:

The Holualoa ahupua'a was a main population center for pre-contact Hawaiian society. Extensive agricultural field systems are present above and within the subject area. Extensive *mauka-makai* trails were known to connect these agricultural fields with the coastal villages and fisheries, many of which were continued to be used well into the 20th century (See testimony from Goro Inaba, Exhibit A). The community has also shown strong support in preserving these historic trail alignments and public accesses (see petition, Exhibit B).

Several maps from the early 20th century, when stitched together, show continuous trails from the coast up to the Māmalahoa Highway and the uplands. (See Exhibits C, D). One of these trails also follows the existing rock wall features that partly formed boundaries of LCA 3660. These double rock walls form a narrow corridor that is consistent with similar trail attributes in the area (for example, Judd Trail). The archeological reports in this area are very detailed and extensive, however, little research was conducted on the known trails and alignments. An important site just below the project area and between this network of trails is the Kealakowa'a Heiau complex. As its name suggests (along with historical accounts and histories), this was an important site in relation to the canoe carving and the hauling of canoes on these *mauka-makai* trails (*Ke ala* = "the trail", *ko wa'a* = "for canoes").

*30 ft wide
buffers on
each side*

All of this evidence points to the assumption that the origin of these trails may predate the historic period and may be viewed as government-owned public trails, per the Highways Act of 1892.

-  Recommendation: More research is needed to investigate the vintage and potential alignments of these trails based on existing maps, known use patterns, testimony, and context.
-  Recommendation: Honor the alignment of the trails, even if archaeological evidence has been displaced. Consider utilizing the trail corridor as a pedestrian access incorporated into the development plans. (See Exhibit E, Treatment of Historic Trails)
-  Recommendation: Consult with the Nā Ala Hele Trail and Access Program and the Ala Kahakai National Historic Trail to discuss the above recommendations further.

Thank you for the opportunity to comment on the subject Change of Zoning application for the subject project. Please feel free to contact me at 808-657-8041 or jackson.m.bauer@hawaii.gov to discuss any questions or comments you may have.

Cc: Ala Kahakai National Historic Trail
State Historic Preservation Division
DLNR Land Division

Kailua Bay

Approved NOW Single / STVR: 76 units
Approved NOW 256 Senior residents
plus unknown # employee housing

Waiua
STVR
18 units

Kuakini Senior
Housing

Sunstone Kona
289 multi-family
units

Pualani Makai
up to 490
multi-family
units

Cottages on Aiea
58 houses

Approved NOW
multi-family units,
including affordable,
"missing middle" / workforce
= 779

Royal Vistas would ADD
450 multi-family units.
This is a total of
1229 multi-family units
just on this map.

Royal Vistas
450 multi-family
units

Pacific Ocean

