

KONA COMMUNITY DEVELOPMENT PLAN
ACTION COMMITTEE
COUNTY OF HAWAII

FINAL MINUTES
June 25, 2024

CALL TO ORDER

Chair Young called the Kona Community Development Plan (CDP) Action Committee (AC) meeting to order at 12:16 p.m. A quorum was established with five members in attendance. This meeting was held in person at the West Hawai'i Civic Center, C1 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=UCiLuig8INM&t=3s>

ROLL CALL

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

Members Present (via Zoom): David Huerta

Members Absent: Gary Jaster, and Roselyn Molina.

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

County Staff Present (via Zoom): Deputy Corporation Council Jean Campbell

There were approximately 20 members of the public in attendance (10 in person and 10 via Zoom).

Vice Chair Pisicchio motioned to move Business Item #2 **Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** to the top of the agenda. Motion seconded by Committee member John Pelletier. All in favor, aye. [*SEE YOUTUBE TIMESTAMP 5:10*]

Committee Member Pelletier motioned to move the approval of minutes section to the end of the agenda. Seconded by Committee Member Korotie. All in favor, aye. [*SEE YOUTUBE TIMESTAMP 5:50*]

BUSINESS

1. Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033) – Discussion and decision making on whether the Action Committee will provide testimony to County Council. Nancy describes how Permitted Interaction Groups can be utilized within the AC for members to work together outside of the monthly AC meetings. [SEE YOUTUBE TIME STAMP 7:00]

This item was called to order at 12:23 p.m.

Vice Chair Pisicchio explains her rationale for adding this item to the agenda [SEE YOUTUBE TIME STAMP 7:20]

Janet Medlock provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)**. [SEE YOUTUBE TIME STAMP 12:15]

Diane Blancett Madlock provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 10:35]

David Blancett Madlock provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 20:12]

Councilwoman Rebecca Villegas provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 25:28]

Chair Young allowed the committee to ask questions after Councilwoman Villegas provided testimony. Committee member Pelletier asked Councilwoman Villegas to elaborate on the history of Kona Vistas and how it relates to the Kona Three LLC proposed development. Councilwoman Villegas stated that neither project is suitable with the cultural resources in the region. Chair Young asked about the timeline for testimony to County Council. Councilwoman Villegas stated that the next meeting will be on July 10, 2024, at the Hilo Chambers. [SEE YOUTUBE TIMESTAMP 32:45]

Attorney Michael Matsukawa provided testimony on behalf of himself regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIMESTAMP 39:25]

Attorney Michael Matsukawa provided testimony on behalf of Kona Three LLC regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIMESTAMP 43:00]

The committee deliberated on their procedures for scheduling business items and drafting a letter to the Council, informed by their fact-finding in the CDP with Attorney Michael Matsukawa [SEE YOUTUBE TIME STAMP 45:33]

Elizabeth Dunn provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 51:00]

Keola Childs provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 57:11]

Janice Palma – Glennie provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 59:27]

Sue Aronson provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 1:02:40]

Committee Member Pelletier, Councilwoman Villegas and Community Member Keola Childs spoke on the floodplains located in and around the subject Kona Three LLC development site [SEE YOUTUBE TIME STAMP 1:05:55]

Committee member Nancy Pischio stated that an amendment to the County Code was made to allow all multi-family condominiums to be utilized as vacation rentals. Discussion proceeded with Community Member Elizabeth Dunn [SEE YOUTUBE TIME STAMP 1:10:55]

Joel Gimpel provided testimony via Zoom regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 1:13:44]

Councilwoman Villegas shared a recommendation letter from DLNR Nā Ala Hele Hawai‘i Trail & Access System with Chair Young [SEE YOUTUBE TIME STAMP 1:16:30]

Lamakū Mikiyala Roy provided testimony regarding **Item #1 Testimony to County Council regarding the Kona Three, LLC Rezone Application (PLREZ-2022-000033)** [SEE YOUTUBE TIME STAMP 1:17:35]

Janice Palma-Glennie suggests that the Action Committee invite developers with proposed projects to their meetings for public review before making any decisions [SEE YOUTUBE TIME STAMP 1:25:00]

Chair Young opened discussion for decision making regarding providing testimony. The committee discussed how best to provide testimony to County Council [SEE YOUTUBE TIME STAMP 1:26:36]

Deputy Corporation Council Jean Campbell highlighted that the committee's intent in drafting a letter to the Council is to assess whether the proposed project aligns with the Kona CDP. Chair Young affirmed that the committee should assess and incorporate public testimony and input from other departments that uphold the goals and policies of the Kona CDP. Discussion proceeded between a Chair Young and a community member regarding incorporating specific points in the letter. The committee continued to brainstorm the content and format of the letter [SEE YOUTUBE TIME STAMP 1:35:02]

Committee Member Korotie motioned for the Kona CDP Action Committee to send a letter to the Council opposing the Kona Three LLC development. The letter will highlight concerns regarding cultural resources, concurrency, and floodplains as mentioned in the Kona CDP. Committee Member Pelletier seconded the motion. Following discussions with CDP Planner and Corporation Council on the submission process, the committee authorized Vice Chair Pisicchio to draft the letter. Planning will accompany this with a cover letter and finalize the draft, after which Chair Young will sign it. The finalized letter will be submitted to the Council by Planning on behalf of the Kona CDP Action Committee. The motion passed unanimously [SEE YOUTUBE TIME STAMP 1:41:51]

Committee member Korotie motioned for Chair Young to read the letter on behalf of the Kona CDP AC to the County Council on July 10, 2024, with Committee member Heather Korotie as his alternate. Seconded by Vice Chair Pisicchio. The motion passed unanimously [SEE YOUTUBE TIME STAMP 1:51:03]

Chair Young closed Business Item #1 and discussed the next AC meeting, tentatively scheduled for July 23, 2024 [SEE YOUTUBE TIME STAMP 1:52:03]

This item was closed at 2:08 p.m.

Committee member Pelletier motioned to continue agenda items and approval of the minutes to the next meeting. Seconded by Vice Chair Pisicchio. The motion passed unanimously [SEE YOUTUBE TIME STAMP 1:54:23]

ADJOURNMENT

The meeting was adjourned at 2:10 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.