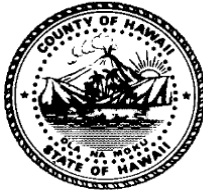


Mitchell D. Roth  
Mayor



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, September 17, 2024

**TIME:** 5:00-7:00 p.m.

**IN PERSON LOCATION:** Rodney Yano Memorial Hall  
82-6145 Mamalahoa Hwy  
Captain Cook, HI 96704

**ONLINE/ZOOM:**

<https://www.zoomgov.com/meeting/register/vJlIc-6sqDwvG4LjAeRMFAmuhPnoQgkOIj8>

**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@hawaiiicounty.gov](mailto:cdp@hawaiiicounty.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@hawaiiicounty.gov](mailto:cdp@hawaiiicounty.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. 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](mailto: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](mailto: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).

### **III. BUSINESS:**

- 1. Final Draft General Plan 2045 Presentation** – Presentation and Q&A by Planning Department Staff regarding the Final Draft General Plan 2045. Please watch previous workshop recordings and review meeting packet materials as this item is intended to provide Kona specific information related to the CDP.
  - Final Draft General Plan 2045  
Document: <https://cohplanning.konveio.com/final-recommended-draft-general-plan-2045?document=1>.
  - Recordings: <https://records.hawaiicounty.gov/WebLink/1/fol/138446/Row1.aspx>
- 2. Letter to Planning Department** – Discussion and potential decision-making requesting more timely notice from the Planning Department on land use applications to the action committee.
- 3. Letter to State Legislature** – Discussion and potential decision-making on providing testimony regarding Sunshine Law flexibility for CDP Action Committees.

- IV. APPROVAL OF THE MINUTES:** The Action Committee will consider approving the draft minutes for the Kona CDP Action Committee Meeting on July 23, 2024.

- V. NEW BUSINESS:** Action Committee members will discuss potential agenda items for the next meeting.

### **VI. ANNOUNCEMENTS:**

- Committee member Pisicchio to provide update from Corporation Counsel on hosting a candidate forum.
- Email update on County parks from the Department of Parks and Recreation.
- 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>

### **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](mailto: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](mailto: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

1 KONA COMMUNITY DEVELOPMENT PLAN  
2 ACTION COMMITTEE  
3 COUNTY OF HAWAII

4 DRAFT MINUTES  
5 July 23, 2024

6 **CALL TO ORDER**

7 Chair Young called the Kona Community Development Plan (CDP) Action Committee (AC)  
8 meeting to order at 2:47 p.m. A quorum was established with five members in attendance. This  
9 meeting was held in person at the West Hawai'i Civic Center, C1 Conference Room and online  
10 via the Zoom platform.

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

12 <https://www.youtube.com/watch?v=2oDJiDQ1k2Q>

13 **ROLL CALL**

14 Members Present (in person): Charles Young (Chair), Nancy Pisicchio (Vice-Chair), and David  
15 Hureta

16 Members Present (via Zoom): Heather Korotie and John Pelletier

17 Members Absent: Gary Jaster and Roselyn Molina

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

19 County Staff Present (via Zoom): April Surprenant (Planning Department Long Range Division  
20 Manager) and Deputy Corporation Counsel, Jean Campbell

21 There were approximately 12 members of the public in attendance (2 in person and 10 via  
22 Zoom).

23 Chair Young read a Hawaiian proverb. “A‘ohe pau ka ‘ike i ka hālau ho‘okahi. All knowledge is  
24 not taught in the same school. One can learn from many sources.” [SEE YOUTUBE  
25 *TIMESTAMP 3:30*]

26 **APPROVAL OF MINUTES**

27 Vice-Chair Pisicchio moved to approve the minutes of the May 21, 2024 meeting. Committee  
28 Member Huerta seconded the motion. The motion passed unanimously. Vice Chair Pisicchio  
29 moved to approve the minutes of the June 25, 2024 meeting. Committee Member Huerta  
30 seconded the motion. The motion passed unanimously. [SEE YOUTUBE *TIMESTAMP 3:50*]

31 **BUSINESS**

32  
33 **1. Submitted letter to County Council** – Discussion of submitted letter regarding the Kona Three,  
34 LLC Rezone Application (PL-REZ-2022-000033). [SEE YOUTUBE TIMESTAMP 6:40]

35 Chair Young discussed his submission of the letter to Council and his experience attending the  
36 Council meeting to read the letter on behalf of the AC. The letter addressed the Cultural  
37 Resources Commission (CRC) and issues of flooding and concurrency related to the Kona CDP.  
38 Chair Young shared three highlights from the meeting. First, the Deputy Planning Director  
39 indicated that the County has accepted the conditions proposed by the developer regarding the  
40 decision to proceed with the project. Secondly, the developer asserted that the CDP does not  
41 apply to their proposal because it is not within a Transit Oriented Development (TOD) area.  
42 Lastly, the Leeward Planning Commission submitted a negative report, not due to a vote, but  
43 because they ran out of time in their last meeting. The AC members discussed the process for  
44 similar future actions and reached a consensus. [SEE YOUTUBE TIMESTAMP 7:10]

45 Daryn Arai provided public testimony. [SEE YOUTUBE TIMESTAMP 17:70]

46 Cheryl Tanguay provided testimony. [SEE YOUTUBE TIMESTAMP 18:31]

47 **2. Inquiries to Department of Parks and Recreation** – Discussion and potential decision  
48 making regarding Old Airport District Park, Kealakehe Regional Park, and Nāpo‘opo‘o Park.  
49 [SEE YOUTUBE TIMESTAMP 22:00]

50 Committee member Korotie updated the AC regarding submitted letters to Parks and Recreation  
51 regarding Old Airport Park and Nāpo‘opo‘o Park. There has been no correspondence back from  
52 Parks and Recreation. Heather plans to connect with Planning staff on how best to follow up  
53 with the inquiries. [SEE YOUTUBE TIMESTAMP 22:25]

54  
55 Committee member Pelletier has not gotten a response back from Parks and Recreation and  
56 discussed the most recent update. [SEE YOUTUBE TIMESTAMP 22:58]

57  
58 The AC discussed the next steps and agreed to add this item to the next agenda. [SEE YOUTUBE  
59 TIMESTAMP 24:25]

60  
61 **3. Vote for a Permitted Interaction Group** – Discussion and decision making on whether to  
62 form a Permitted Interaction Group regarding a County Council Election Candidate Forum. [SEE  
63 YOUTUBE TIMESTAMP 26:43]

64 Vice Chair Pisicchio provided her rationale for requesting this item. The Corporation Counsel  
65 advised the AC to take precaution for holding a forum for council candidates to provide their  
66 positions on policies in the KCDP. This can easily be interpreted as a campaigning opportunity,  
67 which is not permissible by the County. [SEE YOUTUBE TIMESTAMP 27:00]

Vice Chair Pisicchio moved to form a Permitted Interaction Group to explore the possibility of the Kona CDP AC to host a candidate forum before the general election. The motion was seconded by committee member Pelletier. [SEE YOUTUBE TIMESTAMP 30:10]

Corporation Counsel explained in detail the procedure for forming a Permitted Interaction Group. The AC discussed if creating a Permitted Interaction Group was feasible considering time limitations. Vice Chair Pisicchio moves to withdraw her motion to form a Permitted Interaction Group. Committee member Pelletier approves. Vice Chair Pisicchio and committee member Pelletier will work together with Corporation Council to investigate the possibility of hosting a candidate forum. [SEE YOUTUBE TIMESTAMP 31:35]

**4. Tree City USA** – Discussion and decision making if the Committee is interested in researching how the County of Hawai‘i could attain the Tree City USA designation from The Arbor Day Foundation. [SEE YOUTUBE TIMESTAMP 40:20]

1. Committee member Korotie spoke about her interest in investigating the history and possible implementation of the Tree City USA designation for Hawai‘i County. The AC discussed putting this item on the next agenda to give time for more research and decision making relative to specific areas in the Kona CDP. Heather agreed to prepare that for the next meeting. [SEE YOUTUBE TIMESTAMP 40:40]

**AGENDA FOR NEXT MEETING:** [SEE YOUTUBE TIMESTAMP 44:25]

1. Tree City USA
2. Resources for the AC to Stay Updated with Other County Agencies and Notices
3. Discussion with the Chairman of the Cultural Resources Commission
4. Update for Kealakehe Regional Park, Nāpo‘opo‘o Park and Old Airport District Park

**ADJOURNMENT**

Committee member Hureta moved to adjourn this meeting. Vice-Chair Pisicchio seconded the motion. The motion passed unanimously. The meeting was adjourned at 3:40 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](mailto:cdp@hawaiiicounty.gov).

# FINAL RECOMMENDED DRAFT GENERAL PLAN 2045 ONLINE RESOURCES

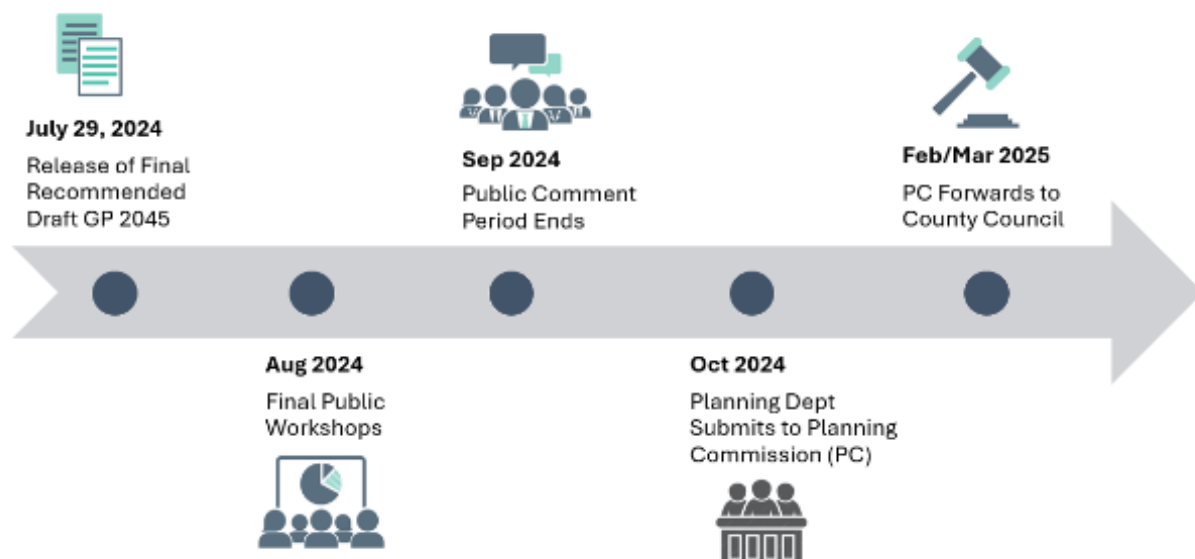
---

- Review and comment on the Final Recommended Draft General Plan using this link:
  - [Comment Here](#)
- Access the General Plan Land Use (GPLU) Map using this link:
  - [General Plan Land Use \(GPLU\) Map](#)
- Access the Change Map using this link:
  - [Change Map](#)

(This map highlights all areas with proposed land use changes).

- Download a PDF copy of the Final Draft using this link:
    - [Final Recommended Draft General Plan 2045\\_July2024](#)
  - Download a PDF copy of the Policy Rationale:
    - [General Plan 2045 Policy Rationale\\_July2024](#)
- 

## WHAT TO EXPECT NEXT?



# Hawai'i County General Plan Comprehensive Review Process Fact Sheet

Organization County of Hawai'i, Planning Department

Purpose The General Plan sets forth the County's long-range policy for the comprehensive physical, economic, environmental, and sociocultural well-being of the County.

- As a sustainability strategy, it presents a vision for the future and addresses the layers of healthy and livable communities.
- The General Plan is a planning tool that guides all development patterns, directs future opportunities, and determines public investments.

Scope The General Plan guides policy on various elements that speak to key themes.

## Collaborative Biocultural Stewardship

- Biodiversity & native habitats
- Watershed health
- Conservation efforts
- Historic/scenic character & open space

## Addressing Climate Change for Island-Wide Health

- Climate mitigation & adaptation
- Renewable energy & energy efficiency
- Collaboration & coordination
- Equity

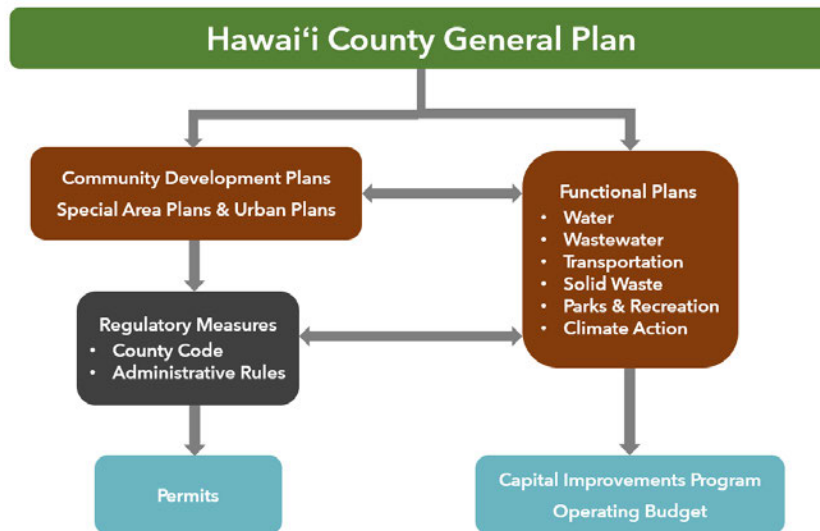
## Sustainable Development & Resilient Communities

- Land use compatibility
- Transportation systems
- Public utilities & facilities
- Health & safety
- Housing
- Integrated systems

## Thriving, Diverse, and Regenerative Economy

- Economic diversification
- Innovation & technology
- Collaboration & coordination
- Regenerative practices
- Food security
- Visitor industry & community connection

Relationship to Other Plans & Processes The General Plan serves as the overarching framework of the County's planning system. It is designed to be broad in scope, encompassing the entire island and focusing on long-term goals, rather than addressing specific development or regional needs. The General Plan is intended to adapt and evolve alongside the growth of our communities.



The General Plan is **not**

- A detailed plan for development
- A master plan or regional plan
- A fixed or inflexible document

For More Information

Planning Department website:  
[www.planning.hawaiicounty.gov/general-plan-community-planning/gp/](http://www.planning.hawaiicounty.gov/general-plan-community-planning/gp/)

Email: [GeneralPlan@hawaiicounty.gov](mailto:GeneralPlan@hawaiicounty.gov)

# General Plan Public Engagement



## Public Workshops

**AUG**  
**28**

### **NORTH KONA**

West Hawai'i Civic  
Center, Bldg A

2pm to 4pm

**AUG**  
**29**

### **SOUTH HILO**

Arc of Hilo, 1099  
Waiānuenue Ave

2pm to 4pm

**SEP**  
**05**

### **ONLINE WEBINAR**

Scan here to  
register:

5pm to 7pm



## Community Meetings

**SEP**  
**17**

### **SOUTH KONA**

Rodney Yano Memorial  
Hall

5pm to 7pm

**SEP**  
**19**

### **KA'Ū**

Ka'ū District Gym  
Multi-Purpose Room

5pm to 7pm

**SEP**  
**23**

### **SOUTH KOHALA**

Kūhio Hale  
(Hawaiian Homes Hall)

5pm to 7pm

**OCT**  
**01**

### **NORTH KOHALA**

Old Judiciary  
Building

4:30pm to 6:30 pm

**OCT**  
**03**

### **PUNA**

Pāhoa Community  
Center

5pm to 7pm

**OCT**  
**09**

### **NORTH HILO / HĀMĀKUA**

Kula'imano  
Community Center

5pm to 7pm

## General Plan Policy Rationale Kona CDP Related Excerpts

The policies outlined in this document are derived from the General Plan Policy Rationale linked here: [General Plan Policy Rationale](#)

### **Collaborative Biocultural Stewardship**

#### **Objective 1**

***Increase the biodiversity and resilience of native habitats.***

##### **Policies**

##### **1.11 Encourage and incentivize green belts, tree plantings, and landscape plans and designs in urban areas.**

Kona Community Development Plan Policy LU-2.2: TOD/TND Components. The components of a TOD/TND include Urban Core, Secondary Core, and Greenbelt. A TOD/TND contains a higher density urban core surrounded by a lower density secondary area. A greenbelt will, in turn, surround and define the outer edge of the secondary area.

##### **1.13 Incentivize private land management practices that protect and enhance natural resource values and, when appropriate, pursue the acquisition of lands for the protection of natural resources.**

Kona Community Development Plan Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas in Kona for public acquisition.

##### **1.14 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:**

- a) Implement the Hawai'i State Wildlife Action Plan (SWAP)
- b) Better understand and model carrying capacities of the island's habitats and resources
- c) Improve the inventory of forested lands and associated ecosystem services
- d) Encourage the continued identification and inclusion of unique wildlife habitat areas of Native Hawaiian habitat within the Natural Area Reserve System
- e) Anticipate future habitat migration, especially wetlands and coastal ecosystems
- f) Prioritize quantitative wetland assessment to identify wetlands
- g) Expand native and/or endemic forest cover
- h) Improve enforcement for illegal activities that harm or degrade endemic habitats

Kona Community Development Plan Objective ENV-1: Managing Impacts. In order to minimize impacts on the land, make use of best management planning practices for any land-based endeavor by balancing public and private rights, and taking advantage of an ever-improving knowledge of resource sensitivity and natural processes.

### **1.18 Landscaping and irrigation shall be designed to maximize water use efficiency and native plants.**

Kona Community Development Plan:

Action CR-2.2c: The County shall recommend amendments to appropriate ordinances to incorporate the appropriate use and implementation of native plants in the landscaping of public facilities such as schools, government buildings, and parks.

Action PUB-4.3b: Develop an irrigation best practices certification program.

Policy TRAN-3.3: Right-of-Way Landscaping. Recognizing that the availability of water should dictate the nature of landscaping within public rights-of-way, lush landscaping should be provided on streets where reclaimed wastewater will be available for irrigation as noted on the Official Public Facilities and Services Map (see Figure 4-10c), and xeriscape landscaping should be the preference where reclaimed wastewater is not available.

## **Objective 2**

***Preserve and enhance the health and function of the watersheds to promote water recharge, improve water quality and reduce runoff.***

### **Policies**

### **2.3 Prioritize forest and land management above 2,500 to 3,000 feet elevation to ensure effective groundwater recharge.**

2005 General Plan 8.1: In the upper part of this band, above the 3,000-foot elevation, fog that collects on trees and drips to the ground is a major contributor to the aquifer. In recognition of the importance of the mauka Kona area for watershed and other environmental values, the County Council established a policy in Resolution No. 330-96 (1996) that no lands in North or South Kona above 2,500 feet in elevation (except in the existing Kaloko Mauka Subdivision) should be rezoned to lot sizes less than 20 acres, without a corresponding reduction in density on contiguous lands. In Kaloko Mauka, the Council found that the concerns could be mitigated by specific rezoning conditions which would require that at least 80 percent of the property be kept in forest cover, in the area above 3,000 feet in elevation (Resolution No. 58-97). A similar concept was expressed in the conditions of rezoning for Kealahou Development Company, which required an 8,000-acre forest management area in the mauka area of the property while rezoning the lower portion to a higher density.

**2.4 Within mauka areas of high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.**

2005 General Plan 8.3 Policy (v): Within the Kona high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.

**2.5 Watershed management planning should recognize the ecosystem service value of watersheds and open space to protect scenic vistas and aesthetic values; water recharge; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and the potential for additional public access and recreational opportunities.**

Kona Community Development Plan Policy ENV-1.2: Kona Mauka Watershed Management Program. The Kona Mauka Watershed Management Program shall encompass the public and private lands mauka of Māmalahoa Highway (see Figure 4-8a). The purpose of this program is to synthesize the current knowledge of the mauka lands resources, develop a viable action plan to coordinate the various public agencies and private owners, and serve as the basis for establishing an ecosystem services incentives program. Such a program recognizes the ecosystem service value of our watershed and open space in our community to protect values such as aesthetics and scenic vistas; water catchment and infiltration; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and potential for additional public access and recreational opportunities.

**2.7 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:**

**a) Implement a comprehensive conservation plan that identifies priority watershed areas for habitat restoration and enhancement.**

**b) Review and designate forest, river corridors, and watershed areas into the conservation district during State land use boundary comprehensive reviews.**

**c) Monitor nearshore water quality and impacts to reefs and marine environments and address land-based sources of impacts.**

**d) Protect and restore wetlands and riparian corridors to ensure more pristine water quality, decrease erosion, and increase sediment management, groundwater**

**infiltration, nutrient/pollutant uptake, soil moisture retention, stormwater abatement, and cultural/community connections.**

**e) Develop reasonable standards to improve stream and coastal water quality monitoring and encourage local communities to develop such projects.**

Kona Community Development Plan Policy ENV 1.12: Water Quality Monitoring Program.

## **Land Use**

### **Objective 13**

***Increase the use of Smart Growth principles to focus development within designated urban centers.***

#### **Policies**

**13.2 Prioritize increase in density, rehabilitation, and redevelopment within existing zoned urban areas already served by basic infrastructure, or close to such areas.**

Kona Community Development Plan Objective PUB-4: Growth Management. To prioritize and locate growth-supporting infrastructure (water, sewer, drainage) to support the TODs and infill development and to minimize the environmental impacts of such growth.

**13.3 Incentivize rehabilitation and adaptive reuse of existing buildings rather than demolition in urban areas characterized by vacant, abandoned, and underutilized older buildings.**

Kona Community Development Plan Policy HSG 4.5: Innovation Encouraged for Redevelopment Projects. In Kailua Village, or the Rural Towns and Villages, landowners or developers who wish to develop affordable housing by rehabilitating or adapting an existing building, building a new infill building, or providing such housing above a commercial establishment may bring their proposal to the Design Center.

**13.5 Rezoning that promote infill are encouraged and should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more pedestrian-oriented.**

Kona Community Development Plan Policy LU-2.8 2.b.ii.: Rezoning that promote infill are encouraged. The concept of infill is to connect two or more pre-existing developments. Infill is usually associated with small scale developments of 20 acres or less that have been leapfrogged by the surrounding or adjacent developments. Infill rezoning should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more walkable.

**13.10 Development of TODs and TNDs are encouraged within locations of the urban centers shown on the General Plan Land Use Map. These locations are approximate and become fixed during rezoning.**

Kona Community Development Plan Policy LU-2.1: Village Types Defined—Transit-Oriented Developments (TODs) vs. Traditional Neighborhood Developments (TNDs). Both TODs and TNDs are compact mixed-use villages, characterized by a village center within a higher-density urban core, roughly equivalent to a 5-minute walking radius (1/4 mile), surrounded by a secondary mixed-use, mixed density area with an outer boundary roughly equivalent to a 10-minute walking radius from the village center (1/2 mile). The distinction between a TOD and TND is that the approximate location of a TOD is currently designated on the Official Kona Land Use Map (Figure 4-7) along the trunk or secondary transit route and contains a transit station, while TND locations have not been designated and may be located off of the trunk or secondary transit route at a location approved by a rezoning action.

**13.11 Plan for and identify appropriate areas for business incubation/innovation districts and industrial/business parks.**

2005 General Plan 14.4.5.7.2 North Kona Courses of Action (a): Identify sites suitable for future industrial activities.

**13.13 Support master planning by public and private institutions and landowners which emphasize TOD, affordable housing, and mixed-use development.**

Kona Community Development Plan Action ECON-1.2a: Develop TOD master plan with the civic center as the heart of the town center and rezone as a Commercial TOD (DPW, PD, 2-3).

**13.15 Encourage the use of more innovative types of housing development with respect to geologic and topographic conditions, such as zones of mix and cluster and planned unit developments.**

2005 General Plan 14.6.5.7.2 North and South Kona Courses of Action (d): Encourage the use of more innovative types of housing development, such as zones of mix and cluster and planned unit developments.

**13.16 Lots within proposed single-family residential subdivisions should not have direct vehicular access from major collector streets or higher based on Federal Highway Administration classifications.**

Kona Community Development Plan Policy TRAN-2.2: Access Management. To preserve the through functions of arterials and major collectors, driveway access along new arterials and major collectors shall be minimized to the greatest extent consistent with the need to provide access to adjoining property.

**13.17 Large, oversized blocks in new subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks. The determination of block size should be based on land use and the urban or rural character of the area.**

Kona Community Development Plan Policy TRAN 2.1.1: Maximum block size: In lieu of Hawai'i County Code (HCC) Section 23-29 (c), the maximum length of blocks for predominantly residential subdivisions shall be 800 feet, unless unfeasible due to natural topography, protected resources, or surrounding development patterns.

#### Commercial

### **13.21 Encourage a mix of uses near affordable housing and access to commercial and recreational opportunities.**

Kona Community Development Plan Policy LU-2.5: Village Design Guidelines. The Village Design Guidelines in Attachment B should be used as a guide to the development of conceptual master plans for TODs and TNDs, as well as subsequent projects or site plans implementing the conceptual master plans. The intent of the Village Design Guidelines are to do the following:

- 1) Promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion,
- 2) Encourage mixed-use, compact development that is pedestrian in scale and sensitive to environmental characteristics of the land, and facilitates the efficient use of public services;
- 3) Have residences, shopping, employment, and recreational uses located within close proximity with each other and efficiently organized to provide for the daily needs of the residents;
- 4) Provide for a range of housing types and affordability within pedestrian-oriented, human-scale neighborhoods;
- 5) Incorporate natural features, open space, and cultural features;
- 6) Provide efficient circulation systems for pedestrians, non-motorized vehicles, and motorists that serve to functionally and physically integrate the various land use activities; and
- 7) Promote strong neighborhood identity and focus.

Kona Community Development Plan Policy LU-2.2: TOD/TND Components. The components of a TOD/TND include Urban Core, Secondary Core, and Greenbelt. A TOD/TND contains a higher density urban core surrounded by a lower density secondary area. A greenbelt should, in turn, surround and define the outer edge of the secondary area.

### **13.24 Discourage strip or spot commercial development on the highway outside of the UGAs.**

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (a): Centralize commercial activities in existing town centers.

## Industrial

### **13.32 Encourage Industrial Project Districts and Innovation Centers within the UGAs.**

Kona Community Development Plan ECON-1.8: Eco-Industrial Park. To encourage the feasibility testing of the concept of an eco-industrial park, which is a community of firms that exchange and make use of each other's byproducts, there shall be a floating Project District called the Eco-Industrial Park that shall be available to areas within the Urban Area zoned MG, ML, or MCX.

### **13.39 Future land uses in the vicinity of industrial areas, including airports, should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.**

2005 General Plan 13.3.5.6.2 North and South Kona Courses of Action (a): Future land uses in the vicinity of the Kona International Airport at Keāhole should be compatible with the anticipated aircraft noise exposure levels for that vicinity.

## Resort

### **13.41 Resorts, hotels, visitor attractions, and related development shall be in areas adequately served by transportation, utilities, and other essential infrastructure.**

2005 General Plan 14.7.5.7.2 North Kona Courses of Action (c): Improve and provide adequate roadways, sewer and water systems, and other basic amenities in all areas where higher density uses are allowed.

### **13.45 Do not allow new Resort (V) zoning development along the ocean side of Ali'i Drive.**

2005 General Plan 14.7.5.7.2 North Kona Courses of Action (a): Discourage strip resort development along Ali'i Drive.

### **13.46 Resort development should be in balance with the social and physical goals as well as the economic desires of the residents of the area.**

2005 General Plan 2.4.7.2 North Kona Courses of Action (a): Resort development in the area shall be in balance with the social and physical goals as well as economic desires of the residents of the district. Necessary pollution controls shall be available prior to development. Other necessary support facilities such as transportation and nursery facilities shall also be provided.

### **13.48 Retreat Resort uses may be permitted outside UGAs through Special Permits only when there is a clear community benefit or consistent with County, State, and Federal sustainability objectives.**

2005 General Plan 14.7.5.8.2 South Kona Courses of Action (b): Encourage the development of small family-operated hotels or bed and breakfast accommodations.

## Objective 14

***Maximize the use of Rural designated lands to preserve rural character and lifestyle.***

### **Policies**

**14.2 Support reclassification/rezoning of appropriate General Plan Rural designated areas where an intermediate land use and a well-defined buffer between Urban and Productive Agricultural areas are consistent with the surrounding uses and rural character.**

Kona Community Development Plan Action LU-1.3a: County shall work with State to identify lands that may be appropriate to reclassify from Agriculture to Rural, consistent with Kona CDP Policies (PD, on-going).

**14.5 Support the development of small-scale visitor accommodations with heritage, agriculture, wellness, or similar themes in rural areas and near points of interest.**

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (c): Allow the development of small-scale visitor-oriented commercial facilities along Ke Ala O Keawe Road (City of Refuge Road) leading to Pu'uhonua O Honaunau National Historic Park.

## Objective 15

***Support the active use of Productive Agricultural lands.***

### **Policies**

**15.3 Encourage buffer zones or compatible uses between Productive Agriculture and adjacent other uses of land to mitigate unintended agriculture externalities like machine/animal noise, odors, fertilizer/pesticide drift, and related impacts.**

2005 General Plan 14.2.4.6.2 North and South Kona Courses of Action (c): Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

**15.5 Support the development of small-scale visitor accommodations that directly promote the agriculture industry, health and wellness industry directly related to agriculture, or are near points of interest that support agriculture.**

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (c): Allow the development of small-scale visitor-oriented commercial facilities along Ke Ala O Keawe Road (City of Refuge Road) leading to Pu'uhonua O Honaunau National Historic Park.

**15.6 Any subdivision or agriculture worker housing complex developed on Productive Agricultural Lands should be clustered to minimize impact.**

Kona Community Development Plan Policy LU-3.4: Clustered Rural Subdivision Guidelines. The Clustered Rural Subdivision Guidelines in Attachment C apply to proposed subdivisions outside of the Kona Urban Area (UA). The intent of the guidelines is to minimize grading, preserve the natural appearance of the land to the maximum extent possible, ensure agriculture use in the State Land Use Agricultural District, and create a rural setting for residences.

#### **15.9 Promote the preservation and restoration of indigenous agricultural systems.**

Kona Community Development Plan Policy CR-3.3: Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.

Kona Community Development Plan Action CR-3.3b: Perpetuate Kanaka Maoli food production associated with land and ocean traditions and practices (public and private agencies, community, ongoing).

Kona Community Development Plan Policy CR-3.5: Ahupua'a Resource and Management. Integrate the values and principles of the traditional ahupua'a resource and management systems as a basis for a sustainable Hawai'i.

## **Transportation Access and Mobility**

### **Objective 17**

***Increase transportation connectivity.***

#### **Policies**

**17.2 Programmatically support the open space network concept with a methodology that includes criteria for establishing County department and other agency responsibilities, mapping requirements, financing strategies for implementation and maintenance, and standards for facilities that enhance the community experience.**

Kona Community Development Plan:

Overall Strategy 2: Managing Access as a Linked Network of Open Spaces.

Policy ENV-2.1: Open Space Network Program. The purpose of the Open Space Network Program is to enhance opportunities for residents and visitors to access Kona's Environmental Resources for recreational, educational, subsistence, or gathering purposes.

Objective ENV-3: Fiscal Commitments to Open Space.

Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas.

**17.5 Ensure that existing active living corridors that are publicly owned or available by easement are properly identified and that their access elements are secured and documented.**

**a) Primary examples include but are not limited to historic trails and roads, roads-in-limbo, 'paper roads', former sugar cane roads, train infrastructure remnants (Rails to Trails), and pedestrian and bicycling paths.**

**b) "Acceptance" by the County of the responsibilities detailed in the grant of easements should require County Council action and dedicated funding source.**

Kona Community Development Plan:

Overall Strategy 2: Managing Access as a Linked Network of Open Spaces.

Policy ENV-2.1: Open Space Network Program. The purpose of the Open Space Network Program is to enhance opportunities for residents and visitors to access Kona's Environmental Resources for recreational, educational, subsistence, or gathering purposes.

Objective ENV-3: Fiscal Commitments to Open Space.

Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas.

## Objective 18

***Increase mass transit ridership by 50 percent by 2045.***

### Policies

**18.1 Ensure transit routes connect with other modes of active transportation consistent with the County Street Design Manual.**

Kona Community Development Plan Village Design Guidelines 1.3.2.h.: That the region include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

## Objective 19

***Reduce vehicle miles traveled (VMT).***

### Policies

**19.3 Incorporate bicycle routes, lanes, and paths within road rights-of-way.**

Kona Community Development Plan TRAN-1.1: The Official Transportation Network Map shall show proposed transit routes, proposed arterials and collectors, and pedestrian/bicycle paths.

**19.5 Roadway designs and improvements made by the Department of Public Works shall accommodate pedestrian-friendly, multimodal design, and on-street parking evaluations, to the fullest extent possible.**

Kona Community Development Plan Action TRAN-3.3b: Establish list of recommended vegetation, in consultation with the Kona Outdoor Circle, as an amendment to the County of Hawai'i Street Standards (PD, DPW, 2-3).

## Objective 20

***Achieve a transportation system that employs all modes of transportation at a community scale.***

### Policies

#### **20.5 Incentivize subdivision roadway connectivity.**

Kona Community Development Plan Objective TRAN-2 Street Network Connectivity: To develop a system of interconnected roads in Kona that will provide alternative transportation routes that will disperse automobile trips and reduce their length, while not compromising the through functions of arterials and major collectors with excessive intersections.

## Objective 21

***Incorporate green infrastructure to reduce stormwater runoff.***

### Policies

#### **21.3 Use native vegetation when viable and maintainable to achieve the County Street Design Manual standards.**

Kona Community Development Plan Action CR-2.2c: The County shall recommend amendments to appropriate ordinances to incorporate the appropriate use and implementation of native plants in the landscaping of public facilities such as schools, government buildings, and parks.

## Objective 22

***Increase transportation safety for transportation's most vulnerable users and reduce traffic fatalities.***

### Policies

#### **22.9 Engage and collaborate with the owners of private roads and local community groups to help identify and develop road management agreements that mitigate road closures to provide emergency evacuation routes.**

Kona Community Development Plan Objective TRAN-2 Street Network Connectivity: To develop a system of interconnected roads in Kona that will provide alternative transportation routes that will disperse automobile trips and reduce their length, while not compromising the through functions of arterials and major collectors with excessive intersections.

## Public Utilities

## Objective 26

***Increase the protection of existing and potential sources of drinking water.***

### Policies

One Water

#### **26.16 Support localized, small-scale solutions to water reuse and on-site systems.**

Kona Community Development Plan, Policy PUB-4.6 Wastewater Reuse Area:  
Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

## Objective 27

***Planned and developed municipal sewer capacity is expanded to serve our Urban Growth Areas and reduce sewage-related impacts on water quality.***

### Policies

One Water-Recycled Water Expansion

#### **27.13 Encourage on-site water reuse solutions for large developments.**

Kona Community Development Plan Policy PUB-4.6 Wastewater Reuse Area:  
Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

#### **27.14 Encourage and incentivize the collection of rainfall for non-potable use.**

Kona Community Development Plan Policy PUB-4.6 Wastewater Reuse Area:  
Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

#### **27.15 Prioritize the use of gray water in areas connected to County water and not connected to County wastewater.**

Kona Community Development Plan Policy ENGY 1.7: County Lead by Example. For projects and offices in Kona, the County should lead by example in the following areas: (d) Rainwater and gray water harvesting—for new buildings, evaluate the possibility of installing rainwater harvesting techniques such as tanks that collect roof drainage, roof-top tanks for toilet flushing, piping stormwater to lawns and gardens, permeable pavements for parking lots with collection system.

Kona Community Development Plan Action PUB-4.5c: Master plan a comprehensive wastewater reclamation system to maximize reuse (DEM, 2-3)

## Objective 29

***Strive towards energy self-sufficiency.***

### Policies

## **29.2 Promote and encourage the creation of a modern grid to support the use of distributed generation such as private photovoltaic systems connected to the grid.**

Kona Community Development Plan Policy ENGY-1.5: Distributed Energy and Other Innovative Technology Support. Photovoltaic systems are typically used as distributed generation when connected to the electrical grid where they have the potential to sell excess energy back to the grid. This is an emerging technology with challenges for the utility to incorporate such systems into the grid. This policy is aspirational and expresses general support in whatever way possible (e.g., permit coordination, grants) to encourage further development in this endeavor.

## **Public Facilities & Services**

### **Objective 31**

***Adequately maintain public facilities.***

#### **Policies**

#### **31.6 Explore and encourage adaptive reuse of former facilities such as airports (e.g., Maka‘eo Park) and fire stations (e.g., Kawaihewa Fire Station).**

Based on the best practice and example of reuse of the old Kona airport to an open recreational space.

### **Objective 32**

***Protect the health and well-being of residents and visitors.***

#### **Policies**

#### **Level of Service**

#### **32.8 Maintain a level of service for response time that is consistent with National Fire Protection Association (NFPA) standards.**

Kona Community Development Plan Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat, Level of Service: Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.

Kona Community Development Plan Action PUB-2.3a: Existing and proposed fire stations meet the level of service for the Urban Area. A new fire station is needed in South Kona in the vicinity of Ho‘okena (Fire, 5-10).

### **32.9 Ensure Hazardous Material service for both the windward and leeward sides of the island.**

Kona Community Development Plan Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat, Level of Service: Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.

#### Preventative Approaches

### **32.15 Crime Prevention through Environmental Design (CPTED) should be incorporated into planning and design.**

Kona Community Development Plan Action PUB-2.2e: Incorporate in the Village Design Guidelines crime prevention through environmental design principles (PD, 3-5).

### **32.16 Business Improvement Districts or other organizational tools, such as partnerships with local businesses, should be used to enhance security and orderliness in downtown areas.**

Kona Community Development Plan Action PUB-2.2c: Through a Business Improvement District or other organization, partner with downtown businesses to enhance security and orderliness (KVID, 1-2).

## **Objective 34**

***Each community has access to a wide range of educational opportunities.***

### **Policies**

#### Safe Routes to School

### **34.17 Require new developments in the vicinity of schools to provide safe pedestrian facilities and additional school zone signage.**

Kona CDP Policy Tran-3.5 Safe Routes to Schools: Every public elementary school in Kona should have a Safe Routes to School program.

## **Objective 35**

***Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities.***

### **Policies**

#### Recreational Services

**35.19 Prioritize park acquisition and improvements that involve under-represented open recreation and healthy living activities (outside the scope of organized sports), such as:**

**a) Walking and biking trails**

**b) Skate/roller blade parks**

**c) Dog-friendly parks**

**d) Parks that offer camping opportunities**

**e) Botanical and community garden parks, pocket and art parks**

**f) Equestrian/rodeo arenas**

**g) Archery and shooting ranges**

**h) ATV and motorized recreation areas**

**i) Other types of active and passive recreation that enhance the quality of life for residents and visitors.**

Kona Community Development Plan Action PUB-6.2(a): Identify deficiencies to the park system described in Policy PUB-6.2. Include consideration of the following (PD, DPR, on-going):

- skateboard areas
- network of walking paths and historic trails to be integrated into and between future development projects in both rural and urban areas
- pet-friendly parks and leashed dog walking areas with appropriate facilities

## **Objective 36**

***Each community has access to healthcare facilities, programs, or community-based care.***

### **Policies**

**36.2 Partner with government, private and nonprofit agencies, and other stakeholders to ensure equitable access to healthcare services.**

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

(d) Encourage the State to continue operation of the rural hospitals.

(e) Encourage the establishment or expansion of community health centers and rural health clinics.

### **36.6 Support the establishment of centrally located, 24-hour, full-service medical facilities, with trauma care, to service rural areas.**

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

(d) Encourage the State to continue operation of the rural hospitals.

## **Housing for All**

### **Objective 39**

***(Create Housing Affordability) Prioritize providing quality affordable housing for Hawai'i's residents.***

#### **Policies**

**39.3 All affordable housing projects that receive development benefits from the County, such as land use/zoning approvals, special approvals (including HRS, Section 201-H), conditional uses, and density bonuses, shall be required to maintain the affordable rental units for not less than 20 years pursuant to deed restrictions or other mechanisms specified in the HCC.**

Kona Community Development Plan Policy HSG-5.2 Privately Constructed Affordable Units: For private projects subject to affordable housing requirements, the Kona Housing Non-Profit or other non-profit shall have a first right of refusal to 10% of the required affordable units. All affordable units shall remain affordable for 40 years.

## **Thriving, Diverse, and Regenerative Economy**

### **Objective 44**

***Increase the growth and health of small businesses.***

#### **Policies**

**44.4 Initiate and/or support programs to revitalize town centers and increase the patronage of local businesses.**

Kona Community Development Plan Policy ECON 1.7: The County should work with the Kailua Village Improvement District, the Chamber of Commerce and other Stakeholders to develop the Kailua Village Redevelopment District Plan and the Rural Towns' redevelopment plans (see Policy LU - 2.4). The plans shall address:

- Infrastructure improvements and public safety
- Infill and Brownfield Development
- Multi modal transportation

- Mixed-use development opportunities
- Affordable and workforce housing
- Public Parking

**44.7 Promote creative industries through collaboration with local artists on the design and creation of public, livable spaces.**

Kona Community Development Plan Policy PUB-6.5: Public Art. In recognition of Kona's embrace of cultural traditions, opportunities should be sought to creatively incorporate public art into public areas or facilities, to create a sense of place.

## Objective 45

***Incorporate resiliency, diversity, and innovation in County programs, plans, and research to support healthy economic development and revitalization.***

### Policies

**45.7 Improve opportunities for multimodal transit that improve the quality of access to existing job centers.**

Kona Community Development Plan Policy TRAN-4.1: Transportation Demand Management (TDM) Solutions. The County government should educate its community on the value of a rideshare program and provide incentives towards its use; the County should encourage flexible hours among its staff and workers and educate by example; or the County should encourage the community to reach and adopt innovative solutions to transportation demand.

Kona Community Development Plan Policy TRAN-4.2: Commuter Transit Service. Express bus commuter routes and schedules should be provided to major employment centers.

## Agriculture and Food Systems

## Objective 46

***Increase access to land for active food production.***

### Policies

**46.7 Explore opportunities and methods to utilize local materials and by-products from agriculture, forestry, agroforestry, silviculture, and aquaculture.**

2005 General Plan 14.2.4.6.2 Course of Action (b): Encourage the University of Hawai'i at Hilo to accelerate research on agricultural, aquaculture and forestry products that are or could be of economic value to Kona.

**46.9 Support regenerative agricultural practices and the restoration of traditional ecological knowledge and practices that offer multiple benefits, such as improving**

**agriculture and food system waste management to reduce County greenhouse gas (GHG) emissions and rotational grazing to improve soil health and sequester GHG.**

Kona Community Development Plan Policy CR-3.3: Enable Kanaka Ma'oli and others to pursue traditional Kanaka Ma'oli lifestyles and practices. We must provide opportunities to those who want to pursue and perpetuate the way of the Kanaka Ma'oli.

## **Objective 47**

***Increase interagency coordination, programs, and policy initiatives that improve local agriculture infrastructure.***

### **Policies**

#### **47.10 Support the development of processing and manufacturing facilities.**

Kona Community Development Plan Action ECON-2.1a: The County will work with Kona's Agricultural Community to make recommendations for priorities such as (R&D, DOA, COMM., on-going):

- 1) Market research for potential export crops in North and South Kona.
- 2) Language assistance to enable non-English speaking farmers to market their crops.
- 3) Agricultural industry training for current and new farmers.
- 4) Establishment of processing facilities in order for farmers to increase opportunities to develop value-added products.
- 5) Encouragement local institutions (e.g., school cafeterias) to purchase locally produced food.
- 6) New "crop incubator" projects.
- 7) Centralized data center to serve as a clearinghouse for information on available Kona agricultural products, services, and markets.
- 8) Establishment of a commercial kitchen and drying facility to encourage increased diversity in value-added products.
- 9) Expand the County's "green waste" nutrients recycling program and purchase a tub grinder for the Kona Green Waste Processing Facility.
- 10) Programs and events to support and promote agriculture in Kona.

## **Visitor Industry**

## **Objective 49**

***Increase authentic Hawai'i Island visitor experiences.***

### **Policies**

**49.2 Strengthen the accessibility of creative industries and Hawai'i Island-made products such as fashion, food, and the arts to the visitor industry.**

Kona Community Development Plan Policy PUB-6.5: Public Art. In recognition of Kona's embrace of cultural traditions, opportunities should be sought to creatively incorporate public art into public areas or facilities, to create a sense of place.

# General Plan Land Use Maps and Designations

**Table 6: Urban Land Use GP Pg. 32**

| GP DESIGNATION                                           | DESCRIPTION                                                                                                                                                                                                                                                                                                    | OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)                                                                                                                                                                                  | POSSIBLE ZONING DESIGNATIONS                    |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>High-Density Urban</b>                                | General commercial, multiple-family residential, and related services. Confined to Urban Growth Areas.                                                                                                                                                                                                         | 36-60                                                                                                                                                                                                                  | RM, RCX, V, CG, CDH, MCX, ML                    |
| <b>Medium- Density Urban</b>                             | Village and neighborhood commercial and single-family and multiple-family residential and related functions. Confined to Urban Growth Areas.                                                                                                                                                                   | 13-35                                                                                                                                                                                                                  | RM, RD, RCX, V, CN, CV, CG, MCX, ML             |
| <b>Low-Density Urban</b>                                 | Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.                                                                                                                                                                                                  | 3-12                                                                                                                                                                                                                   | RS, RM, RCX, ML, V, CV, CN                      |
| <b>Urban Expansion Reserve</b>                           | Allows for a mix of high density, medium density, low density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined.                                                                   |                                                                                                                                                                                                                        | RS, RM, RCX, CV, CN, CG, MCX, ML, UNV, V        |
| <b>Light/Service Industrial</b>                          | Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses.                                                                                                             |                                                                                                                                                                                                                        | MCX, ML                                         |
| <b>Heavy Industrial</b>                                  | Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts).                                                                               |                                                                                                                                                                                                                        | MG                                              |
| <b>University</b>                                        | Public university, including ancillary public uses, residential, and support commercial uses.                                                                                                                                                                                                                  |                                                                                                                                                                                                                        | UNV. CG, CN, RM                                 |
| <b>Resort</b>                                            | Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services. |                                                                                                                                                                                                                        | V, PD, RS, RM, CV, CN, MCX                      |
| <b><u>Transit-Oriented Development (TOD)</u></b>         | <u>Transit-Oriented Development Floating Zone (TOD) – Mixed-use developments located at strategic points along a regional transit system. TODs consist of moderate and high-density housing, along with complementing public uses, jobs, retail, and services.</u>                                             | <u>Minimum land area. The minimum land area for a new community shall be consistent with the zoning code’s requirements for project districts, which corresponds to the urban and secondary core.</u><br>KCDP Pg. 4-41 | <u>High-Density Village Design Guidelines</u>   |
| <b><u>Traditional Neighborhood Development (TND)</u></b> |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                        | <u>Medium-Density Village Design Guidelines</u> |

**#1 Proposed amendment to Table 6:** Urban Land Use by adding TOD and TND to the list of “GP Designation” in column 1 (see above) since it is the stated intent of the General Plan (see page 46) to adopt policies to Include both TODs and TNDs.

## **Sustainable Development and Resilient Communities**

Draft GP Pg. 37

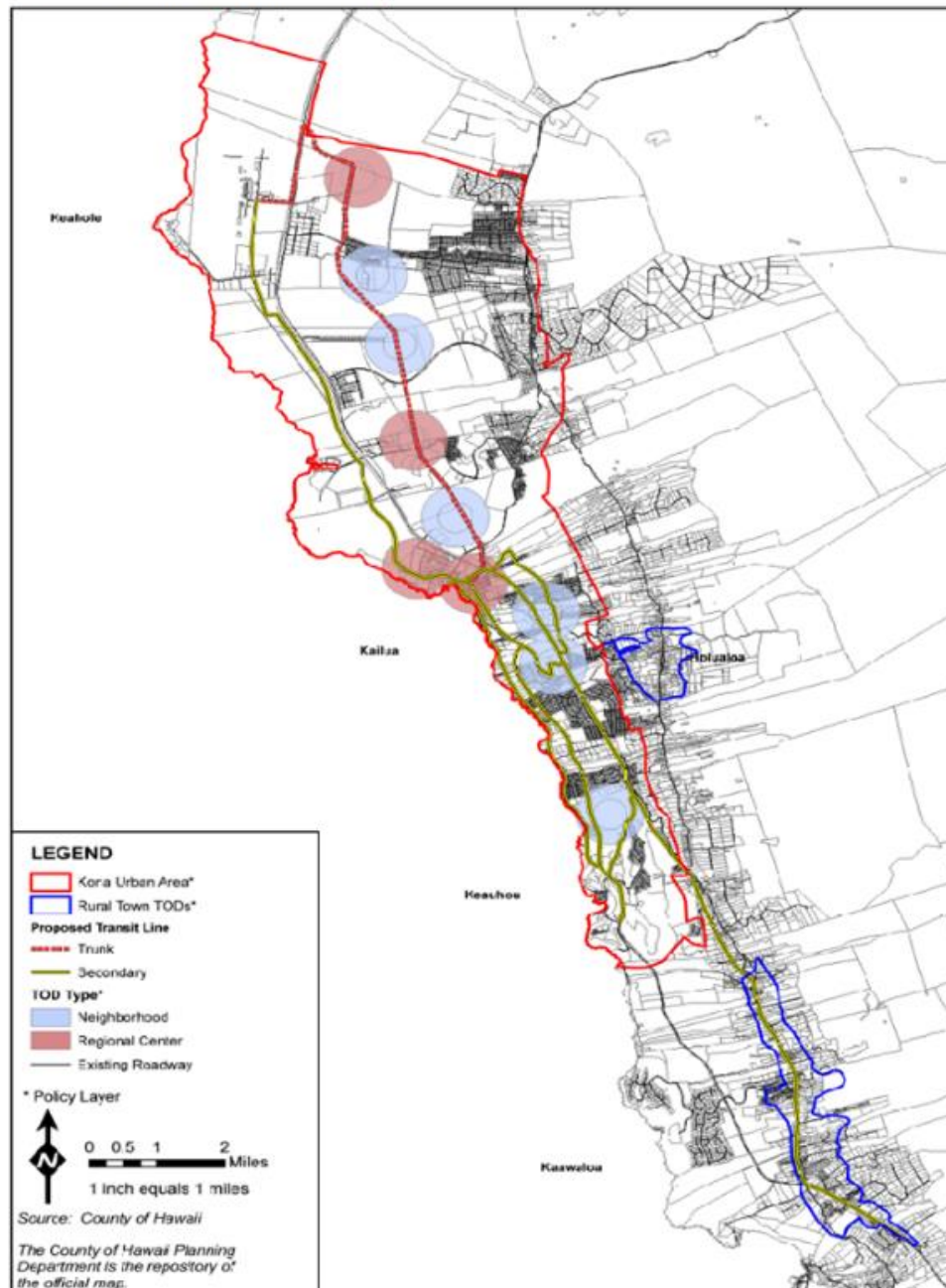
### **Land Use Map 3**



### **#2 Proposed amendment to Land Use Map 3**

Land Use Map 3 should indicate the TOD's that have been identified on Kona CDP Figure 4-7, Pg. 4-36. See map below.

Figure 4-7 Official Kona Land Use Map



### #3 Proposed Map 3 Amendment:

Regarding Draft GP Map 3, it is suggested that the property that now appears as the newly proposed High-Density Urban and Medium Density boundaries located mauka of the Old Airport and makai of Queen Ka'ahumanu Hwy be instead designated as a Regional Center and Neighborhood TODs as designated in the Kona CDP Official Land Use Map, Figure 4.7.

This is important to ensure that **proper mixed-use master planning** is carried out for the area. See the recommendation from KCDP below:

“Makaeo Village (Regional Center) A major retail center is planned near the Old Airport Park. As a mixed-use village, the plan is to introduce residential uses into the mix, design a complementary relationship to the Old Airport Park, and integrate a transit hub or major park and ride facility for commuters”. Source KCDP Pg. 4-40

## Land Use Goal

### 1.2: Urban Growth Areas

The Urban Growth Areas include high-density Transit Oriented Development (TOD), medium-density Traditional Neighborhood Development (TND), and low-density Urban Neighborhood Centers. These centers provide physical, social, governmental, and economic concentrations and easier access to services, recreation, and employment activities. Draft GP Pg. 46

**#4 Proposed amendment to Pg 46:** Following the above language, amend the text to include these general definitions:

Transit-Oriented Development (TOD). The development of compact, mixed-use villages which would integrate housing, employment, shopping, and recreation opportunities. Villages would be designed around transit stations/stops which would reduce the need for daily trips and financially support the expanded transit system. Source KCDP Pg. 4.6

Village Types Defined—Transit-Oriented Developments (TODs) vs. Traditional Neighborhood Developments (TNDs). Both TODs and TNDs are compact mixed-use villages, characterized by a village center within a higher-density urban core, roughly equivalent to a 5-minute walking radius (1/4 mile), surrounded by a secondary mixed-use, mixed-density area with an outer boundary roughly equivalent to a 10-minute walking radius from the village center (1/2 mile). The distinction between a TOD and TND is that the approximate location of a TOD is currently designated on the Official Kona Land Use Map (Figure 4-7) along the trunk or secondary transit route and contains a transit station, while TND locations have not been designated and may be located off of the trunk or secondary transit route at a location approved by a rezoning action. Source KCDP Pg. 4-28

**Kalili, Kawelo**

---

**From:** Nancy Pischio  
**Sent:** Tuesday, September 3, 2024 7:31 AM  
**To:** Palma, Maryam; Planning CDP  
**Subject:** Draft Letter from KCDP AC

Hello Maryam,

Here is my attempt at draft language for the AC's letter to the PD Director:

Dear Director,

Recently the Kona CDP Action Committee agendized Bill 169 seeking to provide Kona Three LLC with a 10-year extension which resulted in a lot of public input and a lengthy discussion among AC Members. As a result, the Chairman of the Kona CDP Action Committee presented testimony at the meeting of the County Council to address Bill 169. The Action Committee's position is that several issues related to the application are inconsistent with the intent of Kona CDP Objectives.

In seeking to be more proactive in the future, the Action Committee turned to HCC Chapter 16 Section 16.6\*. As part of our Duties and Responsibilities, we are requesting that the planning department provide the Kona CDP AC with briefings on pending applications early in the review process so we may contribute timely, and hopefully useful insights regarding an application's consistency with Kona CDP Goals.

We would greatly appreciate your support in organizing these briefings.

Sincerely,

Charles Young, Chairman

\*"Section 16.6. Duties and responsibilities of the CDP action committees.

(5) Receive briefings, as requested, from the planning department on pending and approved permit applications involving property located within the planning area, and on other issues related to the CDP;"

**Kalili, Kawelo**

---

**From:**  
**Sent:** Friday, July 12, 2024 4:18 PM  
**To:**

**Subject:** FW: HAWAI'I COUNTY PROVIDES UPDATES ON SEVERAL KEY PARK PROJECTS



**MITCH D. ROTH**  
MAYOR

July 12, 2024  
FOR IMMEDIATE RELEASE

**HAWAI'I COUNTY PROVIDES UPDATES ON SEVERAL KEY PARK PROJECTS**

The County of Hawai'i Department of Parks & Recreation announces updates on several projects around the island. These are among the department's many efforts to ensure residents have safe, accessible, and quality parks and recreational facilities to meet their varied and numerous needs.

"We have worked diligently to address the years of deferred maintenance at our parks and facilities island-wide, and I am incredibly proud of our team for the tremendous progress we've made thus far," said Mayor Mitch Roth. "Earlier this year, we celebrated the completion of major renovation projects, including those at Richardson Ocean Park, Kolekole Gulch Park, Magic Sands Beach Park, and La'aloa Park. As we continue to make progress on other parks and facilities, our goal is to keep residents updated on what's happening in their communities."

The list below represents just a few of the more than 130 projects in development and execution through the efforts of the department's park planning section.

One of the projects, at Miloli'i Beach Park, marks a significant milestone in the decades-long effort to ensure island-wide accessibility at numerous park sites and facilities for compliance with the Americans with Disabilities Act (ADA). When work begins at Miloli'i Beach Park in September, it will represent a significant milestone for the County as the final park site from a 1998 legal settlement to undergo construction.

"Ensuring everyone can access our parks has been a top priority these last several years, and we are proud to have made tremendous progress in this area," said Maurice Messina, the Director of Parks & Recreation. "Three years ago, the department had 12 remaining ADA Transition Plan park projects to implement, but we are now about to start the final project on that list."

Please see the following project updates, presented in order by geographic districts, moving counterclockwise around the island:

**Isaac Kepo'okalani Hale Beach Park** – The planning and design process is underway to enhance this park by creating a new, large, primary pavilion for community gatherings; several smaller pavilions for picnicking; a hale wa'a; improving camping amenities; establishing a new potable water supply and electrical system for the park; a new fire protection system; and related infrastructure and recreational amenities to support maximum use and community value to the park.

**William "Billy" Kenoī Regional Park** – Restoration of both multi-purpose fields, the baseball field, and the softball field are literally waiting on the grass to grow... The softball field will be the first to reopen for use in late-July, followed by the primary multi-purpose field in mid-late August. The baseball field and second multi-purpose field are projected to reopen by the end of this year.

**Waiākea Uka Park** – This extensive park enhancement and modification project, which will deliver a new 4,400 square foot community center; significantly augmented on-site parking; a relocated youth baseball/softball facility replete with dugouts, scorer's booth, and dedicated restrooms; a concrete walking path, and fresh paint and repairs to the plantation-era Stanley Costales Gym and annex building, continues construction at a fervent pace. The gym and annex and new upper parking lot have been completed and is in use by the County's Summer Fun program. The relocated ballfield, together with its accessory improvements, is anticipated to open for use by the end of 2024, while the new community center and new lower parking area is projected to open in April of next year.

**NAS Swimming Pool** – The complete reconstruction of this facility (only the pool's basin remains from the original 1940s facility), which includes new locker/shower rooms, classroom, pool deck, spectator bleachers, filtration/circulation system, and parking lot are quickly nearing completion. The pool is scheduled to re-open September 3<sup>rd</sup> and will provide vital swimming, water exercise, training, and certification programs and services focused on our keiki, kupuna, and first responders.

**Hualani Park/Princess Abigail Wahiika‘ahu‘ula Kawanānakoā Gym (Keaukaha Gym)** – The design process is nearing completion for renovations to include roofing improvements, replacement of the structural fireproofing, various interior and exterior repairs and painting, window and ventilation system replacements, and other improvements.

**Hilo Skatepark** – Perimeter fencing has been installed to secure and improve care and maintenance of the site. Planning and design work continues for the development of this extensive skate park, which is directly across from the Hilo Civic Auditorium. The project includes the development of a 50,000 square foot outdoor skatepark with areas designed to accommodate beginner, intermediate, and expert skaters, parking, comfort stations, pavilion with concession area, walkways, and the design of skating facilities. Community partners will fund the construction of skating elements.

**Pāpa‘alooa Park** – The construction contract for a new 12,000+ square foot covered play court facility has been executed and the permitting process continues. The project, whose construction is slated to commence in early 2025, includes a new softball/multi-purpose field, a perimeter concrete walking path, a new parking lot and infrastructure, and recreational equipment in support of varied uses of the facility.

**Kamehameha Park (Kohala)** – The existing children’s playground equipment, that has been in use since the mid-1990s, will be demolished and a new playground will be constructed. The new playground equipment, comprised of challenging climbing elements akin to those at Gilbert Kahele Recreation Area, as well as various spinners and swings, will feature synthetic turf safety surfacing and meet ADA requirements. The equipment and surfacing have been purchased and the construction contract executed, with a tentative start date of July 24<sup>th</sup> for removal of the existing elements and site preparation work.

**Kamakoa Nui Park** – The initial phase of our partnership with the developers of the adjacent Nani Kai subdivision, the restoration of the sports fields, remains underway with irrigation system repairs implemented and hydroseeding and initial fertilization of the multi-purpose field completed. Phase II of this project, anticipated to include landscaping enhancements, new fencing, additional on-site parking, and a new dog park (with other possibilities in continuing discussion), are in active design development and are expected to commence soon.

**Pu‘u Nui Park** – Planning efforts to realize installation of the new children’s playground equipment and safety surfacing are nearing completion with efforts recently coordinated between the Friends of the Park, their construction contractor (Goodfellow Brothers, Inc.) and our department. Bids will be solicited shortly by the County for the installation of the playground’s synthetic turf safety surfacing, loose fill surrounds, and underlying drainage and foundation improvements. Once that contractor is brought onboard, a schedule for implementation of all parties’ work will be finalized and sitework will begin.

**Kealakehe Regional Park** – The updated master plan and corresponding draft Environmental Assessment for this much-needed major recreational facility for Kailua-Kona and much of West Hawai‘i are nearing completion and should be issued by end of the 3<sup>rd</sup> quarter of this year. The

department is also currently preparing for the selection of a design team for the development of the initial phase of the park, which is anticipated to include several multi-purpose and baseball/softball fields, a covered play court facility, and necessary infrastructure to support the park's initial phase as well as future expansion. The project is being closely coordinate with the County's Department of Environmental Management, whose charge it will be to provide R-1 water to the park as a reliable source of irrigation and maintenance water.

**Kailua Park (Old Airport Park)** – The development of five new dedicated pickleball courts are underway and are expected to be completed in August. Design is also underway for three new comfort stations (bathrooms), two of which will replace both comfort stations near the shoreline area, one of which was destroyed by arson, the other is closed due to structural failure. A third comfort station is designed to supplement use of the Events Pavilion, canoe hales, and the Maka'eo Walking Path. The beach comfort stations are anticipated to be ready for public bidding for construction in October 2024, with the third structure to follow shortly thereafter. The department continues to work on the demolition of the old terminal building and repairs to the runway, and is in the process of replacing the fencing at all dugouts at the park. Additionally, we are moving forward with bulkhead replacement and pumproom improvements at Kona Community Aquatic Center.

**Arthur Greenwell Park/Yano Hall** – Utilizing a combination of in-house resources and private contractors, the fencing that surrounds the outdoor play court will be completely replaced, the court's surfacing reconstructed, and the children's playground equipment will be completely replaced.

**Miloli'i Beach Park** – This accessibility improvement project, which will provide for a new pavilion and comfort station (in replacement of existing facilities); new children's playground equipment; improvements to the existing outdoor sports court; development of a new paved parking lot; new accessible walkways and picnic amenities; and new potable water system, fire protection system, and electrical system, is scheduled to begin construction in early September. This project is the final full park site requiring modifications for compliance with the County's federally mandated ADA Transition Plan.

**Wai'ōhinu Park (Kau)** – Efforts are underway to contract a design team to prepare plans for a new comfort station at this park to replace the original facilities that were closed due to multiple failures of its utilities and continued failings of the structure itself. The department is committed to seeing this new facility realized and the park's dependence on portable toilets eliminated for good.

**Nā'ālehu Park** – A contract has been executed for a contractor to remove the deteriorated and non-functioning lights, ballasts, and metal platform/cages atop the tall, metal light poles that serve the ballfield. The contractor will also remove all existing electrical conductors and components due to past issues with shorts and unintended electrification of the metal poles. The intent is to safely remove these failing elements to ensure the ongoing safety of park users but

retain the poles for potential future restoration of the lighting system for nighttime play. Materials have been ordered for this project and a start date is being coordinated.

###

MEDIA CONTACT:

**Cyrus A.K. Johnasen**  
*Public Information Officer*  
County of Hawai'i  
Office of the Mayor