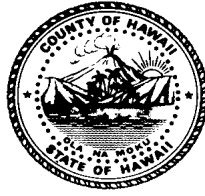


Mitchell D. Roth
Mayor



Tristie Licoan, Chair
William Sanborn
Ruth Smith
Vacant
Julia Alos
Kevin McLaughlin
Scott Nagata, Vice Chair
Peter Hendricks
Karen Anderson

County of Hawai‘i

SOUTH KOHALA 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 South Kohala Community Development Plan (CDP) Action Committee in accordance with the provisions of Sections 92-3.7 and 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: Monday, September 23, 2024

TIME: 5:00 P.M.

IN PERSON LOCATION: Kūhio Hale (Hawaiian Homes Hall)
64-756 Māmalahoa Hwy
Waimea, HI 96743

ONLINE/ZOOM:

https://www.zoomgov.com/meeting/register/vJltcu6ppzwjHeQ2dN9fYK0XEzH_cRWXbZs

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 or (808) 961-8288. Pursuant to §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 or in person at the Hilo or Kona Planning Department. 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: Pursuant to §92-3, HRS, interested persons who want to provide oral testimony may do so now, or at the time the specific agenda item is called. Public testimony may be limited to three (3) minutes in length per agenda item.

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 South Kohala 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>

IV. APPROVAL OF THE MINUTES: The Committee will consider approving the draft minutes from the June 24, 2024 meeting.

V. AGENDA FOR NEXT MEETING: Committee members will discuss potential agenda items for the next meeting.

VI. ANNOUNCEMENTS

- The Planning Department is currently seeking applicants for the South Kohala 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 South Kohala Community Development Plan Action Committee folder via the County of Hawai'i Public Documents Repository: <https://records.hawaiicounty.gov/Weblink/Browse.aspx?dbid=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

may 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.

SOUTH KOHALA CDP ACTION COMMITTEE

1 SOUTH KOHALA COMMUNITY DEVELOPMENT PLAN
2 ACTION COMMITTEE
3 COUNTY OF HAWAII
4 DRAFT MINUTES
5 June 24, 2024

6 **CALL TO ORDER**

7 Vice-Chair Scott Nagata called the South Kohala Community Development Plan (CDP) Action
8 Committee (AC) to order at 5:07 p.m. A quorum was established with six members in
9 attendance. This meeting was held in person at the Waikoloa Village Association Banquet Room
10 and via the Zoom online platform.

11 The full YouTube video of this meeting can be found here:
12 <https://www.youtube.com/watch?v=dJzzonbEFpY&t=2301s>

13 **ROLL CALL**

14 Members Present (in person): Scott Nagata (Vice-Chair), Julia Alos and Kevin McLaughlin
15 (arrived at 5:21 p.m.).

16 Members Present (via Zoom): Ruth Smith (left at 5:35 p.m.), Peter Hendricks (left at 6:00 p.m.,
17 and William Sanborn (left at 6:15 p.m.)

18 Members Absent: Tristie Licoan and Karen Anderson

19 County Staff Present (in person): Maryam Palma and Jessica Lahip

20 There were approximately eleven members of the public in attendance (seven in person and four
21 via Zoom).

22 **APPROVAL OF MINUTES** [*SEE YOUTUBE TIMESTAMP 4:15*]

23 Committee member Julia Alos motioned to approve the February 26, 2024 meeting minutes.
24 Vice-Chair Scott Nagata seconded the motion. The motion passed unanimously.

25 **PUBLIC COMMENT ON AGENDA ITEMS:**

26 Michael Konowicz Testimony [*SEE YOUTUBE TIMESTAMP 7:25*]

27 **BUSINESS**

28 **1. Overview of CDP Action Committee Purpose and South Kohala CDP Implementation**
29 **Priorities** – Presentation by Planning Department staff on the background and roles of the
30 CDP Action Committee. Discussion to establish which implementation projects the
31 committee will pursue based off findings in the South Kohala CDP document.
32

33 This item was called to order at 5:07 p.m. [*SEE YOUTUBE TIMESTAMP 8:53*]

Planning Department Staff Maryam Palma presented on overview of the CDP Action Committee purpose and South Kohala Implementation Priorities. In addition, reviewed the results from the Google Form survey, which had been distributed to the AC prior to the meeting. There was a discussion among the AC members regarding potential actions/avenues they were interested in pursuing. Quorum was lost at 6:15 p.m.

Jojo Tanimoto Testimony [*SEE YOUTUBE TIMESTAMP 53:52*]

Avalon Paradea [*SEE YOUTUBE TIMESTAMP 58:48*]

Public testifier (individual did not provide name) [*SEE YOUTUBE TIMESTAMP 1:03:08*]

James Hustace testimony [*SEE YOUTUBE TIMESTAMP 1:13:49*]

This item concluded at 6:41 p.m.

AGENDA ITEMS FOR NEXT MEETING

There was no discussion on agenda items.

ANNOUNCEMENTS [*SEE YOUTUBE TIMESTAMP 1:34:02*]

- South Kohala CDP AC comment letter for the Draft General Plan 2045 was submitted to the Planning Department.
- The Planning Department is currently seeking applicants for the South Kohala 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 Waimea Public Meeting for 2025-2029 Consolidated Plan to be held on July 11, 2024 at 9:30AM at the Waimea Community Center, 65-1260 Kawaihae Rd. Kamuela, HI 96743
- 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

ADJOURNMENT

Vice-Chair Soctt Nagata adjourned the meeting at 6:45 p.m.

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

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

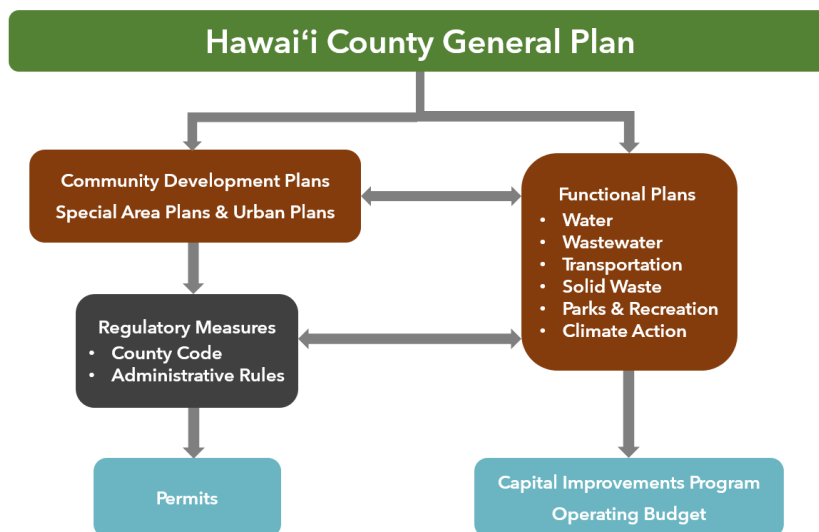
Sustainable Development & Resilient Communities

- 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/

Email: 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

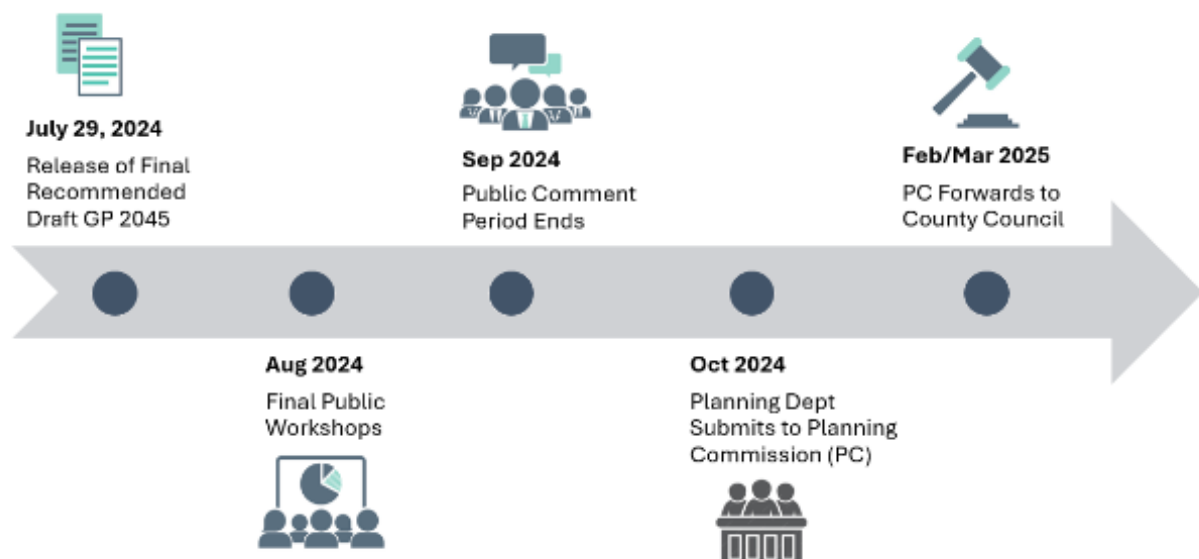
FINAL RECOMMENDED DRAFT GENERAL PLAN 2045 ONLINE RESOURCES

- 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?



General Plan Policy Rationale South Kohala 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

1.2 Strive to improve the health of the island's forests, rangelands, watersheds, nearshore environments, riparian areas, and reefs.

South Kohala Community Development Plan Policy 5.1: Proposed uses of natural resources shall be duly evaluated by the responsible public entities to ensure that each such use is consistent with the sustainable longterm health of the eco-system, including the direct and indirect impact on coastal waters.

1.12 Increase collaborative efforts to create and maintain community forests, food forests, silvopasture, and other agroforestry.

South Kohala Community Development Plan Policy 5.13: Support policies and programs that promote the concept of food sustainability. Policies and programs that make food production a priority such as preservation South Kohala's Important Agriculture Lands, allocating sufficient water resources for productive farming, or encouraging developers to landscape their projects with fruit trees or other types of plants that provide food, should all be emphasized and supported.

Objective 2

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

Policies

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.

South Kohala Community Development Plan 9.1.4: Develop programs and standards that will protect the South Kohala community from natural hazards, including major storms, flooding, tsunami, lava flows, and wildfires.

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.**
- 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.**

South Kohala Community Development Plan General Policy 5.9: Water quality monitoring should be considered on a district-wide basis.

Land Use

Objective 9

Maintain community character and land use compatibility.

Policies

- 9.5 Discretionary permit applications for uses that may impact view planes to and along the coastline, and areas of natural beauty should take into consideration visual impact assessments and propose conditions to mitigate scenic impacts where appropriate.**

South Kohala Community Development Plan Chapter 4: Waimea Town Plan Strategy 2.1: The County should carefully evaluate and condition, as appropriate, any rezoning that would negatively impact important agricultural lands or culturally, visually and environmentally important open spaces or resources in Waimea.

Objective 10

Increase the integration of natural systems planning.

Policies

10.2 During discretionary permit applications, the Planning Director may require a pedestrian, equestrian, and/or bicycle path when it is possible and safe to connect to existing or future open space, drainage, or active living corridors.

South Kohala Community Development Plan Chapter 3: District-wide Policy 2.2: Establish bicycle, pedestrian, and equestrian travel ways to link up the communities within the District (Waikoloa Village, Waimea, Puakō, Kawaihae, and the resort nodes) while also establishing alternative travel ways within the individual communities. Also, establish public trails to various cultural locations and other sites of interest, where a significant level of visitation is appropriate and does not pose a threat to the resource, as identified by the community.

10.3 Proposed discretionary permits for large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka‘ū Districts should be designed to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.

South Kohala Community Development Plan Chapter 3: District-wide Policy 5.2: The County shall require water conservation measures and plans for new large scale development projects (i.e., residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala.

Objective 12

Reduce the threat to life and property from natural hazards and disasters.

Policies

12.7 Incorporate hazard mitigation strategies into policies and planning decisions using the most conservative models in delineating hazard areas.

South Kohala Community Development Plan Chapter 7: Puakō Community Plan Policy 2: Mitigate the risk of natural disasters.

12.8 Encourage the development and implementation of Community Wildfire Protection Plans, Firewise Community Certification, and public education programs for communities with high wildfire risk

South Kohala Community Development Plan:

Policy No. 4: Develop programs and standards that will protect the South Kohala community from natural hazards, including major storms, flooding, tsunami, lava flows, and wildfires.

Sub-Policy 4.2: Adopt development standards and community plans that mitigate wildfire risk and maximize responder safety, where wildfire danger is present.

Objective 13

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

Policies

Commercial

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

2005 General Plan 14.3.5.6.2 South Kohala Courses of Action (c): Continue the concentration of commercial uses in Waimea, Kawaihae, Waikoloa Village, and in the resort areas. Do not allow strip or spot commercial development on highways outside of these primary commercial areas.

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 14.7.5.6.2 South Kohala Courses of Action (a): Adequate access, sewer and water systems, and other basic amenities shall be provided in all areas where higher density uses are allowed.

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 14.2.4.5.2 South Kohala Courses of Action (b): Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

15.11 Encourage agroforestry as a viable industry, which can utilize less productive agricultural lands and contribute to carbon sequestration.

South Kohala Community Development Plan Policy 5.13: Support policies and programs that promote the concept of food sustainability. Policies and programs that make food production a priority such as preservation South Kohala's Important Agriculture Lands, allocating sufficient water resources for productive farming, or encouraging developers to landscape their projects with fruit trees or other types of plants that provide food, should all be emphasized and supported.

Public Utilities

Objective 26

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

Policies

26.6 Encourage the design of large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka‘ū Districts to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.

South Kohala Community Development Plan General Policy 5.2: The County shall require water conservation measures and plans for new large scale development projects (i.e. residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala.

Public Facilities and Services

Objective 34

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

Policies

Safe Routes to School

34.16 Prioritize active transportation through the development of sidewalks, pedestrian walkways, and bike paths to and from educational facilities to increase walkability and pedestrian safety.

(g) Encourage the State Department of Education to explore the feasibility of establishing a high school in the South Kohala district.

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.

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.

The South Kohala Community Development Plan (CDP) Action Committee (AC) submits the following comments on the Draft General Plan 2045. The compiled comments correspond to the South Kohala CDP, Table 8.1 Implementation Matrix. The table is broken down into the four towns and villages of South Kohala (Waimea Town Plan, Waikoloa Village Plan, Kawaihae Community Plan, and Puakō Community Plan). The AC encourages the implementation of the following SKCDP strategies as they align with the General Plan.

Waimea Town Plan

Prioritize preserving Ag Lands and Open Spaces based on viewplanes, cultural sites, and historical sites. Preserve hillsides and grading for these areas, and change zoning to protect these lands. The AC also supports the development of more affordable housing and pedestrian access for the Waimea Community.

- 1.1 Acquire conservation easements for critical Pu‘u parcels
- 1.2 Require a Use permit for grading on Steep Land
- 2.1 Acquisition of Fee Interest or of Conservation Easements of Open Space Areas in East Waimea
- 2.2 Internal Transfer of Development Rights
- 3.1 Self-help housing
- 3.2 Non-profit housing corporation(s)
- 4.1 Walkways and Bikeways for Waimea

Waikoloa Village Plan

In addition to the following action items, the AC strongly recommends prioritizing the completion of the Daniel K. Inouye Highway between Mamalahoa Hwy and Queen K. Hwy, from mauka to makai.

- 1.1 Finance and construct a second access road to Queen Ka‘ahumanu
- 2.1 Finance and construct a community center and community park
- 3.1 New elementary school, middle school, and high school

Kawaihae Community Plan

- 1.1 Complete the development of the Ouli Well Field and transmit the water from Ouli to the Kawaihae area in order to provide additional sources of potable water for the area
 - Revise 1.1 to focus on the area from Kawaihae to Kailapa Hawaiian Homes
 - Adding infrastructure for housing in Hawaiian homes
 - New action plan for an evacuation route for Kailapa subdivision

Puakō Community Plan

- 1.1 Establish a fuel break along Queen Ka‘ahumanu Highway and the northeastern section of Puakō Road
- 1.2 Upgrade existing emergency warning sirens to have a battery electrical power backup in case of power outages
- 1.3 Construct the Paniau Evacuation Route
- 2.1 Construct a sanitary sewer system for the Puakō Beach Lots

