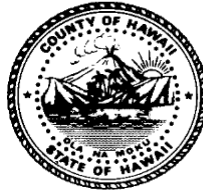


Mitchell D. Roth
Mayor



Gregory Henkel
Jennifer Scheffel
Martha Morishige
Kanoë Wilson, Chair
Leilani DeMello, Vice Chair
Vacant
Leila Kealoha
Susan Osborne
Franny Brewer

County of Hawai‘i

PUNA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

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

AGENDA

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Puna 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: Thursday, October 3, 2024

TIME: 5:00 P.M.

IN PERSON LOCATION: Pahoia Community Center
15-3022 Kauhale St.
Pahoia, HI 96778

ONLINE/ZOOM:

<https://www.zoomgov.com/meeting/register/vJlscumrrzgoHMLSZVNDRiOwWyaUP7bCkY0>

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. 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 Puna 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/fo1/138446/Row1.aspx>
- 2. Drafting a Letter of Support for Conservation Efforts** – Discussion and potential decision making to draft a letter to support conservation around land acquisition, building permits, surpassed carrying capacity of people and the imminent threat from the lack of infrastructure in Puna.
- 3. Discussion of AC Implementation Priorities** – Continued discussion and potential decision making of AC Implementation Priorities.

IV. APPROVAL OF THE MINUTES: The Committee will consider approving the draft minutes from August 8, 2024.

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

VI. ANNOUNCEMENTS:

- 1.** Senator Joy A. Buenaventura e-newsletters can be found at this link:
<https://www.capitol.hawaii.gov/legislature/memberpage.aspx?member=206&year=2024>
- 2.** The Planning Department is currently seeking applicants for the Puna CDP 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 Puna 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 shall indicate their name and whether the testimony is on their behalf or as a representative of an organization or individual. Written testimony can be submitted via email or hard copy. Hard copies should include an original and nine copies and be submitted no later than 4:30pm two business days prior to the meeting.

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

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

PUNA CDP ACTION COMMITTEE

PUNA COMMUNITY DEVELOPMENT PLAN
ACTION COMMITTEE
COUNTY OF HAWAII

DRAFT MINUTES
August 8, 2024

CALL TO ORDER

Chair Kanoe Wilson called the Puna Community Development Plan (CDP) Action Committee (AC) meeting to order at 5:03 p.m. A quorum was established with seven members in attendance. This meeting was held in person at the Kea'au Community Center and via the Zoom online platform.

ROLL CALL

AC Members Present (in person): Susan Osborne, Vice-Chair Leilani DeMello, Martha Morishige

AC Members Present (via Zoom): Chair Kanoe Wilson, Gregory Henkel, Leila Kealoha, Jennifer Scheffel, and Franny Brewer (arrived at 5:23 p.m.)

AC Members Absent: None

County Staff: Maryam Palma and Janice Hata

There were approximately 24 members of the public in attendance (9 in person and 15 via Zoom).

APPROVAL OF MINUTES

Committee member [Name] made a motion to approve the June 6, 2024, minutes. The motion was seconded by Committee member [Name]. The motion passed unanimously.

PUBLIC COMMENT ON AGENDA ITEMS: None at this time.

BUSINESS:

1. **Puna Brochure Permitted Interaction Group** – Decision making on whether to create a Permitted Interaction Group to investigate the existing Puna brochure.

Public testimony from Carey Yost requested the committee be mindful of expired links within the drafted brochure and to find new ways of incorporating links as agency website URLs frequently change.

Committee member Franny Brewer was added as a member to the existing PIG. Other members of the Puna Brochure PIG include Susie Osborne, Leila Kealoha, and Jen Scheffel.

Committee member Kealoha commented on the history and importance of this brochure. It is a key resource for the community to have access to. There was a brief discussion on where the brochure will live – options included the Planning Department website and hard copies for distribution.

Planning Department staff offered to support the PIG with meeting logistics and other work, as needed.

2. State Representative Update – District 4 State Representative Greggor Ilagan provided specific updates regarding current and future initiatives for Puna.

Representative Ilagan provided an update on the Hawai‘i State Department of Education (HIDOE) bus service routes. Starting Monday, August 12, 2024, the previously suspended school bus routes will be reinstated.

Committee Member Osborne noted the inequity in public transportation for charter school students. She also reminded that charter schools are not included under the term “DOE” but are when the term “public schools” is used.

Representative Ilagan is interested in bringing a corrections training facility that will include, obstacle course, firing range, and dormitories that will train statewide corrections personnel.

There was a discussion regarding Hawai‘i Island-made labeling to support the local agricultural industry. Representative Ilagan is working on several healthcare initiatives that would benefit the Puna community.

Representative Ilagan also stated his support for an alternate route for the Puna district in order to alleviate traffic and provide connectivity in times of an emergency or natural disaster. Council Member Kierkiewicz reminded the Committee and members of the public that the County Council voted against Bill 107, which would have allowed for the acceptance of \$1 million in State funds. The County Council later approved Bill 131, which accepts \$1 million in State funds, supplemented by an additional \$1 million from the County, totaling \$2 million. The funds are reserved for the County Department of Public Works to carry out a comprehensive study on alternate routes in both Puna Makai and Mauka areas.

3. Overview of CDP Action Committee Purpose and Puna CDP Implementation Priorities – Additional speakers Council Member Ashley Kierkiewicz and Recovery Staff Zoë Callahan provided information on the County’s Resilience Capacity Areas (RCAs). The Committee will discuss which implementation projects to pursue based off findings in the Puna CDP document.

Link to presentation slides:

https://www.canva.com/design/DAGNBhY0uHA/8tmRoKyNQmka8YUfWcuxCw/view?utm_content=DAGNBhY0uHA&utm_campaign=designshare&utm_medium=link&utm_source=viewer

Council Member Ashley Kierkiewicz and Revitalize Puna Coordinator Zoë Callahan presented a comprehensive update on Revitalize Puna and the Resilience Capacity Areas (RCA). The presentation emphasized the placemaking approach to the recovery process and resilience planning efforts.

Hannah Hedrick provided public testimony.

Stephanie Bath provided public testimony.

Jim Klyman provided public testimony.

PROPOSED AGENDA ITEMS FOR NEXT MEETING:

1. Orchidland Neighborhood Park
2. Continued discussion of AC implementation priorities
3. Update from the Office of Senator Joy San Buenaventura
4. Draft letter to support conservation around land acquisition, building permits, surpassed carrying capacity of people and the imminent threat from the lack of infrastructure for Puna.

ADJOURNMENT:

Chair Wilson adjourned the meeting at 7:30 P.M.

These minutes and all related documents are available in the Planning Department's Puna 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.

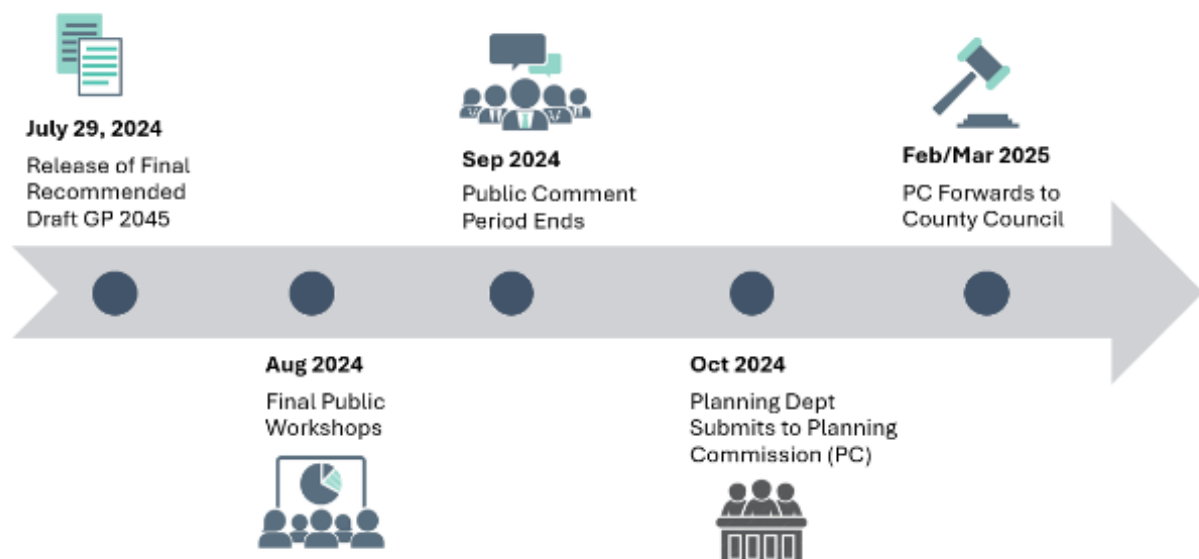
FINAL RECOMMENDED DRAFT GENERAL PLAN 2045 ONLINE RESOURCES

- 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

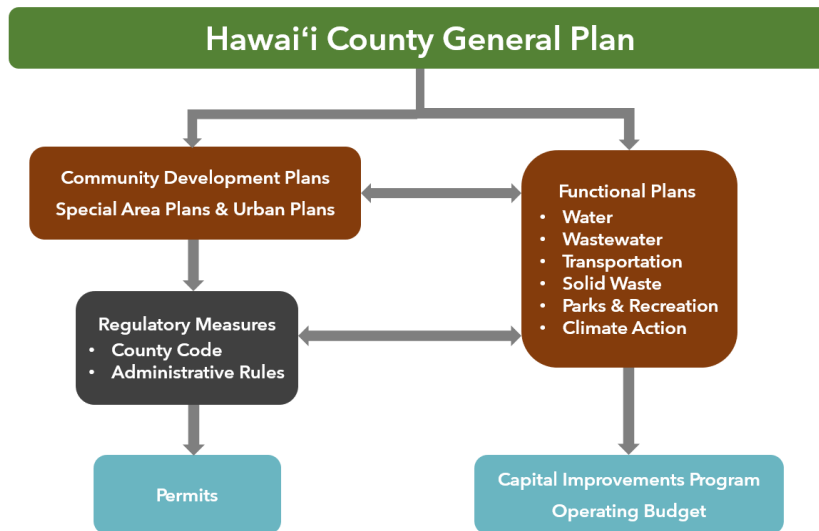
- Land use compatibility
- Transportation systems
- Public utilities & facilities
- Health & safety
- Housing
- Integrated systems

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/

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

General Plan Policy Rationale Puna 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

1.6 Encourage the preservation of native vegetation and open space during development activities.

Puna Community Development Plan 2.2.1 Goal (b): Destruction of native forest through development activity is abated.

1.7 Improve the use of native or non-native plants of cultural or environmental importance.

2005 General Plan 8.3 Policy (p): Encourage the use of native plants for screening and landscaping.

Puna Community Development Plan 2.2.1 Goal (b): Destruction of native forest through development activity is abated.

1.9 Limit the introduction and establishment of invasive species.

Puna Community Development Plan 2.2.1 Goal (c): The spread of invasive species through abandonment of previously cleared areas is reduced.

Land Use

Objective 9

Maintain community character and land use compatibility.

Policies

9.6 In the review of discretionary permits, consider land use compatibility to ensure proximate compatible and complementary uses and appropriate mitigation measures.

Puna Community Development Plan 3.2.3 Action (b): Recommend reviewing the rezoning of all Agricultural (A) zoned parcels in the State Agricultural District in Puna to a zoning that would be consistent with the goals and policies of the Puna Community Development Plan.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (a): The development of visitor accommodations and any resort development in the district shall complement the character of the area.

Objective 11

Increase equitable planning and decision-making processes.

Policies

11.2 Ensure affordable housing requirements that meet the demand created by the development.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (a): The development of visitor accommodations and any resort development in the district shall complement the character of the area.

Objective 12

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

Policies

12.6 Reduce development intensity in identified high-risk hazard areas.

Puna Community Development Plan 2.4.3 Action (f): Develop and adopt special zoning and development regulations for the greater Kapoho area (Kipu Point to Pu'ala'a) to take into account the problems associated with ongoing and catastrophic subsidence and property loss, pressure to develop lots for residential and commercial use, and increasing demand for access to the shoreline area for recreational use. Request the State to make some of their Kapoho area accreted lands available for integrated solutions, including relocation/land exchange and new recreational opportunities.

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

Puna Community Development Plan 2.4.2 Objective (a): Improve data collection and analysis related to present and historic changes in shoreline conditions and resources.

Puna Community Development Plan 2.4.3 Action (c): Conduct historical and biological surveys, either permit-by-permit or on a region-wide basis, to improve the quality of decision-making on SMA and SLSB applications and State Shoreline Certifications. Recommend increased scrutiny of applications for SMA permits to subdivide property when it is probable under current trends and projections that it will be submerged at high tide within 100 years.

Objective 13

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

Policies

Commercial

13.22 Industrial and commercial mixed-use districts may be provided in urban centers.

2005 General Plan 14.4.5.1.2 Puna Courses of Action (b): Industrial-commercial mixed-use districts may be provided in appropriate locations.

Resort

13.44 The development or designation of new resort areas should complement the character of the area; protect the environment and natural beauty; respect existing lifestyles, cultural practices, and cultural resources; and provide shoreline public access.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (a): The development of visitor accommodations and any resort development in the district shall complement the character of the area.

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 14.7.5.1.2 Puna Courses of Action (b): Consider the development of small family or 'bed and breakfast' type visitor accommodations and small-scale retreat resort development.

Objective 14

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

Policies

14.1 Support the State Land Use reclassification to Rural in alignment with the General Plan Rural designation.

Puna Community Development Plan 3.1.3.a.: Provide County support for land use entitlements and land assembly for village center formation and voluntary land pooling projects by: 2) Seeking an amendment to the State Land Use Law (Chapter 205, Hawai'i Revised Statutes) that would enable the adoption of special "rural town/village" standards for locations meeting certain criteria in the State Agriculture District or State Rural District, subject to a review and approval process that is simpler than the present method of boundary amendment.

14.3 Support General Plan amendments and rezoning applications for the development of new Rural Neighborhood Centers with adequate infrastructure, as necessary, in or near presently underserved subdivisions, beginning with those experiencing higher rates of population growth.

Puna Community Development Plan 3.1.2.d.: Create new village/town centers as necessary, in or near presently underserved subdivisions, beginning with those experiencing higher rates of population growth so residents of those areas will have community activities and more convenient access to services.

Puna Community Development Plan 3.1.3.b.: Establish the following general classifications and locations for village and town centers in Puna: 3) Neighborhood Village Centers shall be the smallest in scale and located in underserved remote communities and in subdivisions with relatively small lot sizes and significant rates of population growth.

Objective 15

Support the active use of Productive Agriculture lands.

Policies

15.7 Encourage and aid the agricultural industry in continuing to provide agriculture worker housing.

2005 General Plan 14.6.5.1.2 Puna Courses of Action (b): Encourage and aid the agricultural industry in continuing to provide employee housing.

Transportation Access and Mobility

Objective 18

Achieve a transportation system that is consistent with and will accomodate planned growth.

Policies

18.3 Maximize regular and paratransit service to the following:

- a) Town centers, commercial districts, and employment centers.
- b) Airports and cruise ship terminals.
- c) University and adult education centers.
- d) Accommodate school schedules such as after-school activities and sports.

Puna Community Development Plan Objective 4.2.2.b: Coordinate County transit services with special needs paratransit services and school transportation.

18.5 Adopt hub and spoke system including alternative first and last mile or door-to-door services.

Puna Community Development Plan Objective 4.2.2.a: Convert the present Hele-On Bus routes and services to a “hub-and-spoke” system, with paratransit vehicles bringing passengers from outlying areas to Hele-On Bus hubs and also distributing passengers within the Hilo area.

Objective 20

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

Policies

20.5 Incentivize subdivision roadway connectivity.

Puna Community Development Plan:

4.3.1 Goals (a): There are adequate emergency and evacuation routes and connectivity throughout Puna’s roadway network.

4.3.2 Objectives (c): Designate new connectivity points for local traffic and emergency and evacuation routes within the existing roadway network.

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.

Puna Community Development Plan:

4.3.1 Goals (a): There are adequate emergency and evacuation routes and connectivity throughout Puna’s roadway network.

4.3.2 Objectives (c): Designate new connectivity points for local traffic and emergency and evacuation routes within the existing roadway network.

Public Facilities and Services

Objective 32

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

Policies

Public Education Program

32.29 Partner with government, private and nonprofit agencies, communities, and other stakeholders to assess and plan for alternative routes and possible relocation of coastal roads.

Puna Community Development Plan 4.3.1 Goal (a): There are adequate emergency and evacuation routes and connectivity throughout Puna's roadway network.

Puna Community Development Plan 4.3.2 Objective (a): Create alternative, redundant routes for existing Highways 11, 130 and 132 utilizing existing routes wherever possible.

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.

Puna CDP Objective 4.5.2 (a): Implement a Safe Routes to School (SR2S) programs for all schools in Puna.

Objective 35

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

Policies

Recreation Facilities Siting and Planning

35.12 Facilitate and prioritize the co-location of schools, parks, and senior centers to promote interactivity between community members of all ages.

Puna Community Development Plan Objective 3.5.2(b): Encourage the collocation of schools, parks and senior centers to promote interactivity between community members of all ages.

2019 Draft General Plan Policy 389: Facilitate and prioritize the co-location of schools, parks, and senior centers to promote interactivity between community members of all ages. [Rationale: Based on research on active living, National Recreation and Park Association 10-Minute Walk to A Park recommendations, Hāmākua CDP Policy 100, Puna CDP 3.5.2.b, and General Plan 12.3 (d, g, h, l).]

Agriculture and Food Systems

Objective 46

Increase access to land for active food production.

Policies

46.13 Support the development of agricultural worker housing.

2005 General Plan 14.6.5.1.2 Puna Courses of Action (b): Encourage and aid the agricultural industry in continuing to provide employee housing.

Objective 47

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

Policies

47.3 Advocate for more flexible and innovative wastewater systems to serve agriculture facilities.

Puna Community Development Plan 2.3.3.b.: Seek State Department of Health acceptance of small-footprint septic wastewater treatment designs; for example, those using drip irrigation or low-pressure pipe and double-tank no-leach field designs. Also, seek acceptance of small, decentralized treatment systems and clustered septic systems for wastewater treatment in village/town centers, clustered residential development and other special circumstances.

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.

Puna Community Development Plan 3.2.3.h.: Develop an agri/eco-tourism policy, including necessary zoning legislation. Provide County assistance and support for agri-tourism, emphasizing and prioritizing off-farm agri-tourism opportunities such as farmers markets, special events; restaurants specializing in local food products; and fusion of local agricultural products with cultural and arts events in Puna. As a second priority, the agri/eco-tourism policy would promote on-farm opportunities, but only where infrastructure exists, and not in private subdivisions with private roads.