

C. Kimo Alameda, PhD.
Mayor



John Pelletier
Vacant
Heather Korotie
Vacant
Charles Young, Chair
Nancy Pisicchio, Vice-Chair
Charla Thompson
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, January 14, 2025
TIME: 12:00-2:00 p.m.
IN PERSON LOCATION: West Hawai'i Civic Center, B2 Conference Room
74-5044 Ane Keohokalole Hwy
Kailua-Kona, HI 96740
ONLINE/ZOOM:

<https://www.zoomgov.com/meeting/register/vJltduqhqzIqG2smqFy4UCVB8HHtpda9ucg>

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 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. When submitting written testimony, please specify for which agenda item written testimony is being submitted. All written testimony will be a part of the public record.

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

AGENDA

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF THE MINUTES:** The Action Committee will consider approving the draft minutes for the Kona CDP Action Committee Meeting on December 17, 2024.
- III. PUBLIC TESTIMONY ON AGENDA ITEMS:** The public may provide verbal testimony at the meeting by joining the Zoom meeting or attending in-person. Please register to testify by contacting cdp@hawaiicounty.gov. Comments may be made either during the public comment portion of the agenda or just prior to the relevant business item. With discretion of the Chair of the CDP Action Committee, comments may be limited to three (3) minutes in length per agenda item. Written testimony may be submitted via email at cdp@hawaiicounty.gov or in person at the Hilo or Kona Planning Department, up to two (2) business days prior to this meeting (see the Notice Section below).
- IV. BUSINESS:**
 - 1. Mayor's Boards and Commissions Collaboration** – Discussion and potential action on opportunities for collaboration with other boards and commissions.
 - 2. Neighborhood Boards Bill** – Discussion and potential action on whether the Action Committee should submit testimony to Senate committees.
 - 3. General Plan Discussion** – Discussion and potential action regarding submitting comment to the Leeward Planning Commission.
 - 4. Kealahou Regional Park Update** – Update from Action Committee members and discussion regarding any actions the Committee may pursue.
- V. PROPOSED NEW BUSINESS:** Action Committee members will discuss potential agenda items for the next meeting.
- VI. ANNOUNCEMENTS:**
 - See Communication No. 2025-02 for the Updated 2025 Meeting Cadence Memo.
 - Committee member John Pelletier to provide update on the December 19, 2024, Leeward Planning Commission meeting where he provided oral testimony on behalf of the committee.
 - The Environmental Notice – Sea Dragon Seawater-to-Jet Fuel Research and Development project – Final EA (FONSI)
https://files.hawaii.gov/dbedt/erp/The_Environmental_Notice/2024-12-23-TEN.pdf
 - The Final Recommended Draft General Plan 2045 has been submitted to the Planning Commission. The Leeward Planning Commission will continue discussions and actions on January 16, 2025 at 9:30am More information can be found here:
<https://www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications>
 - The Planning Department is currently seeking applicants for the Kona CDP Action Committee and the Cultural Resources Commission and requests assistance in spreading the word 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. The recorded video of this meeting will be uploaded to the Planning Department's YouTube channel: <https://www.youtube.com/@cohplanningdepartment>

NOTICE: The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the above items. A person desiring to submit oral or written testimony shall indicate their name and whether the testimony is on their behalf or as a representative of an organization or individual. Written testimony can be submitted via email or hard copy. Hard copies should include an original and nine copies and be submitted no later than 4:30pm two business days prior to the meeting.

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

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

KONA CDP ACTION COMMITTEE

KONA COMMUNITY DEVELOPMENT PLAN
ACTION COMMITTEE
COUNTY OF HAWAII

DRAFT MINUTES
December 17, 2024

CALL TO ORDER

Chair Young called the Kona Community Development Plan (CDP) Action Committee (AC) meeting to order at 12:15 p.m. A quorum was established with five members in attendance. This meeting was held in person at the West Hawai'i Civic Center, B2 Conference Room and online via the Zoom platform.

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

<https://www.youtube.com/watch?v=9zbZkhvPRlQ&t=790s>

ROLL CALL

Members Present (in person): Vice-Chair Nancy Pисicchio, Charla Thompson, Heather Korotie, and Chair Charles Young

Members Present (via Zoom): David Huerta and John Pelletier

Members Absent: Roselyn Molina

County Staff Present: Kawelo Kalili (in person) and Maryam Palma (via Zoom)

There were 8 members of the public in attendance (0 in person and 8 via Zoom).

APPROVAL OF MINUTES

Committee member Pисicchio moved to approve the minutes from the November 19, 2024, meeting as drafted. Vice-Chair Pисicchio seconded. The motion passed unanimously. [*YOUTUBE TIMESTAMP 5:20*]

BUSINESS

- 1. General Plan Discussion** – Discussion and potential action regarding submitting comment to the Leeward Planning Commission. [*SEE YOUTUBE TIMESTAMP 6:29*]

Committee member Pelletier suggested submitting the AC's comments on the General Plan as testimony to the Leeward Planning Commission and volunteered to attend the December 19, 2024 meeting at the Kona Council Chambers to provide verbal testimony. Chair Young supported the action and clarified that the testimony should focus on the Kona CDP, as Pelletier would be representing the Kona AC. Planning staff agreed to submit the comments. Pelletier moved to submit the letter and represent the AC at the Leeward Planning Commission meeting. Committee member Korotie seconded the motion. The motion passed unanimously.

Vice-Chair Pисicchio reported a draft testimony prepared for submission to the Leeward Planning Commission, emphasizing concerns regarding the remapping of properties in the draft General

Plan from agricultural to rural use, which could encourage urban sprawl beyond the Kona Urban Growth Area. She highlighted that the proposed changes could lead to higher-density development outside the existing rural towns and villages, conflicting with the strategic objectives of the General Plan to preserve resources and manage growth effectively. Vice-Chair Pisicchio recommended removing the proposed remapping and clarified that developers could still seek boundary amendments through the State Land Use Commission, if necessary. Committee member Pelletier supported Vice-Chair Pisicchio's concerns, agreeing that the remapping contradicts the intent of rural land use policies and contributes to urban sprawl. Pelletier expressed willingness to present the comments at the upcoming meeting and stated that both the TOD comments and the proposed testimony could be covered within the allotted time. Committee member Thompson moved for the AC to support Vice-Chair Pisicchio's letter and for committee member Pelletier to read it verbally at the PC meeting. Committee member Korotie seconded. The motion passed unanimously.

2. Chair and Vice Chair Nominations and Elections – Discussion and potential action to elect a Chair and Vice-Chair for the Kona CDP Action Committee for 2025. [SEE YOUTUBE TIMESTAMP 29:21]

Vice-Chair Pisicchio moved to nominate Chair Young as Chair of the committee for 2025. Committee member Pelletier seconded the motion. Chair Young emphasized the need for a strong succession plan with both internal and external resource development as a condition for continuing as Chair. He supports public participation and collaboration with other committees and the administration, stressing succession planning for 2025 while remaining willing to serve until a successor is found. Vice-Chair Pisicchio called for a vote. The motion passed unanimously.

Chair Young nominated Vice-Chair Pisicchio as Vice-Chair of the committee for 2025. Committee member Pelletier seconded the motion. Chair Young shared his appreciation for Vice-Chair Pisicchio's commitment to the committee. Chair Young called for a vote. The motion passed unanimously.

3. Other Advisory Committees Discussion – Discussion and potential action on how the Kona CDP AC may interact with other advisory committees on CDP related matters. [SEE YOUTUBE TIMESTAMP 33:55]

Chair Young emphasized the need for the AC to strengthen connections with county and outside agencies, suggesting outreach efforts beyond meetings and creating a priority list for engaging with other committees. Committee member Pisicchio proposed inviting chairs from other boards and commissions to present their projects and build relationships around CDP topics. Committee member Pelletier encouraged AC members to use the county calendar. Chair Young challenged the committee to review the County calendar before the January meeting to discuss effective communication strategies.

ANNOUNCEMENTS

- Vice-Chair Nancy Pisicchio to provide update on the status of State bill relating to Neighborhood Boards.

- Vice-Chair Pisicchio provided an update on the status of a State bill aimed at revising Sunshine Law provisions for neighborhood boards. Last year, Senator Kanuha introduced a bill drafted with the island's action committees to align Sunshine Law rules with those established for city neighborhood boards in 2008. The bill was deferred due to concerns from a committee chair, who felt the title was too specific. As a result, the bill now has a more generic title. Recently, Vice-Chair Pisicchio met with State Representative Kapela, who plans to reintroduce the bill in both the House and Senate, emphasizing grassroots participation in government. The proposed changes would allow public testimony on items not on the agenda, and provide more flexibility for non-voting discussions, such as presentations on the General Plan. [SEE YOUTUBE TIMESTAMP 48:55]

- See Communication No. 2024-32 for the Updated 2025 Kona CDP AC Meeting Cadence Memo.
- The Final Recommended Draft General Plan 2045 has been submitted to the Planning Commission. The Leeward Planning Commission will continue discussions and actions on December 19, 2024, at 5:00 pm. More information can be found here: <https://www.planning.hawaiicounty.gov/about-us/boards-committees/planningcommission-applications>
- The Planning Department is currently seeking applicants for the Kona CDP Action Committee and the Cultural Resources Commission and requests assistance in spreading the word to interested community members. The application can be found on the mayor's office website at: <https://www.hawaiicounty.gov/our-county/boardscommissions-application>
- Vice-Chair Pisicchio, the current Kona AC representative for the KOSN committee, announced the ongoing Open Space Network committee, which has been meeting throughout the year. Recently, the committee had a satisfying meeting where consultants presented a comprehensive map of urban trails and open spaces within the urban boundary, highlighting connections, potential issues, and roads related to these spaces. Vice-Chair Pisicchio was excited about the progress made, noting that it exceeded expectations, especially regarding trail connections and public domain information. They emphasized the importance of ensuring that underrepresented areas are considered in future efforts. [SEE YOUTUBE TIMESTAMP 59:50]

AGENDA FOR NEXT MEETING [SEE YOUTUBE TIMESTAMP 1:05:28]

1. General Plan Updates
2. Neighborhood Boards Bill

ADJOURNMENT

The meeting was adjourned at 1:23 p.m. [SEE YOUTUBE TIMESTAMP 1:08:00]

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@hawaiicounty.gov.

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January 7, 2025

Leeward Planning Commission
County of Hawai'i
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawaii 96740

**Subject: Kona Community Development Plan Action Committee Testimony to the Leeward
Planning Commission Special General Plan Meeting on January 16, 2025**

Aloha Chair Barbara DeFranco:

The Kona Community Development Plan Action Committee (AC) met on December 17, 2024, at the West Hawaii Civic Center. Included on the agenda was discussion and decision-making on whether to submit testimony to the Leeward Planning Commission regarding the General Plan. Following deliberation, the committee voted unanimously to submit the letter collectively, identified as Communication 2025-01.

Sincerely,


Charles Young [Jan 7, 2025 12:31 HST]

Charles Young, Chair
Kona Community Development Plan Action Committee

KK:

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No. 2025-01 KCDP AC Testimony for LPC 1-16-25.pdf

To: Leeward Planning Commission of the County of Hawai'i, Barbara DeFranco, Chair

From: Kona Community Development Plan Action Committee, Charles Young, Chair

RE: Special General Plan Meeting 1/16/2025

Aloha Chair DeFranco, Vice-Chair Paishon-Duarte and other Commissioners,

On the December 17, 2024, meeting of the Kona Community Development Plan Action Committee, the following Motion was unanimously approved:

"The Kona CDP Action Committee would like to share our concern that the remapping of the 1200-acre Hōkūli'a property from Agricultural to Rural proposed in the 2045 General Plan (Map 8) would facilitate the upzoning of land for a residential resort with a potential buildout of over 1,000 homes along the coast north of Kealahou Bay outside of the Kona Urban Growth Area.

We feel this proposal conflicts with the Kona Community Development Plan as well as the 2045 General Plan, both of which discourage urban sprawl outside of the Kona Urban Growth Area or existing rural towns and villages. The 2045 General Plan wisely states that:

*The value of establishing Urban Growth Areas lies in the ability to manage growth effectively, preserve natural and cultural resources, plan infrastructure efficiently, stimulate economic development, and foster strong, cohesive communities. Urban Growth Areas present a **strategic approach** to urban planning that balances the needs of a growing population with the preservation of Hawai'i Island's unique character and heritage.*

However, the County's recommendation to convert the Hōkūli'a property from Agricultural to Rural seems to contradict the above recognition of the importance of that "strategic approach".

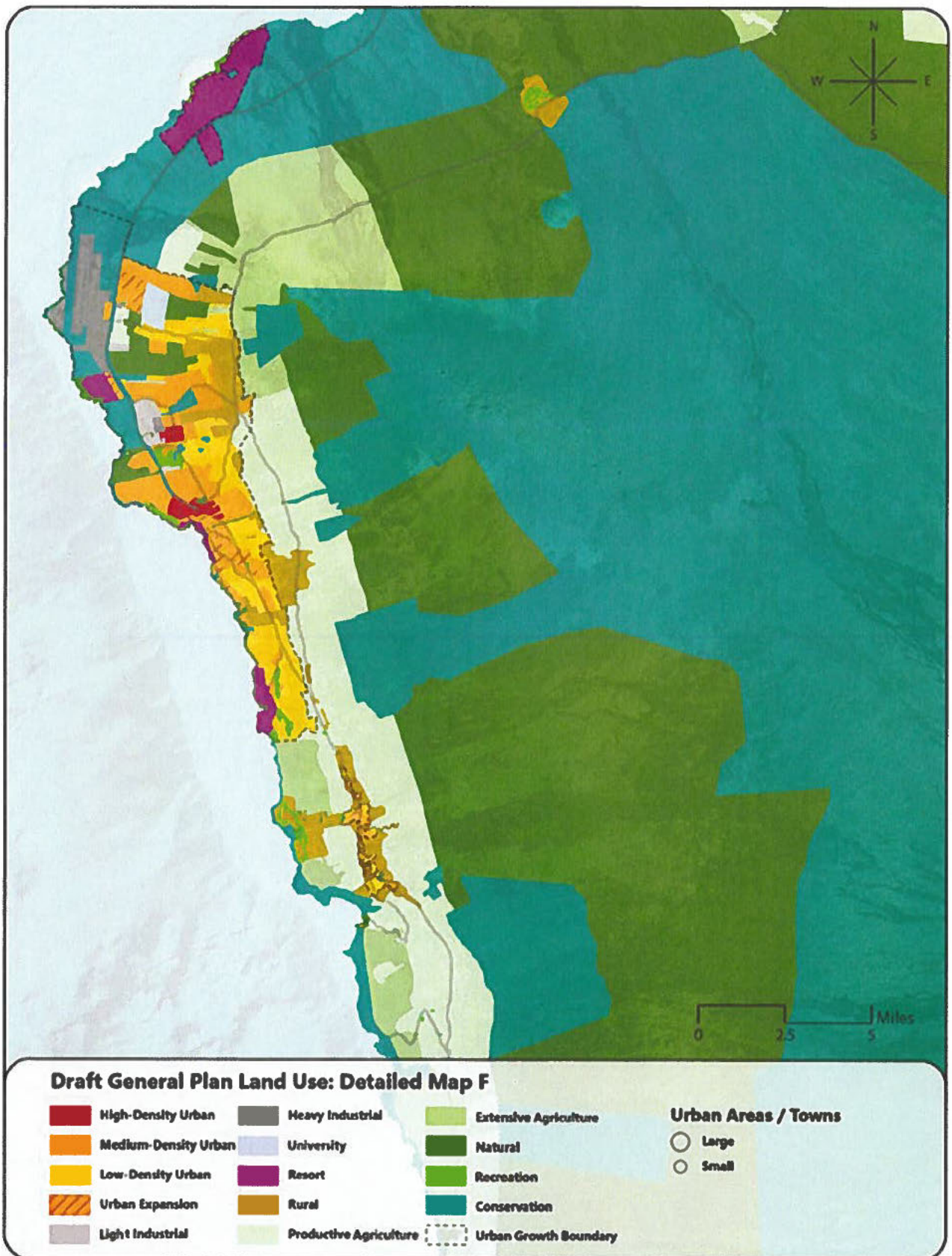
Therefore, Kona CDP Action Committee recommends removing the 2045 General Plan's proposed remapping of the Hōkūli'a property from Agricultural to Rural.

This would not prevent the developer from filing a petition with the State Land Use Commission to request a Boundary Amendment as provided in Chapter 205, HRS."

Respectively yours,


Charles Young (Jan 7, 2025 12:31 HST)

Charles Young, Chair. Kona CDP Action Committee



Communication No. 2025-01 KCDP AC Testimony for LPC 1-16-25

Final Audit Report

2025-01-07

Created:	2025-01-07
By:	[REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAAi6wdRvsOa-a-Z3datyz2bb8W_U-essd-

"Communication No. 2025-01 KCDP AC Testimony for LPC 1-16-25" History

-  Document created by [REDACTED]
2025-01-07 - 7:26:27 PM GMT
-  Document emailed to Charles Young [REDACTED] for signature
2025-01-07 - 7:28:57 PM GMT
-  Email viewed by Charles Young [REDACTED]
2025-01-07 - 10:30:13 PM GMT
-  Document e-signed by Charles Young [REDACTED]
Signature Date: 2025-01-07 - 10:31:28 PM GMT - Time Source: server
-  Agreement completed.
2025-01-07 - 10:31:28 PM GMT

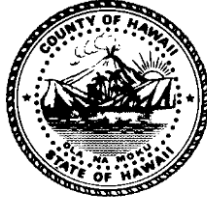


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Mayor

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County of Hawai'i

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December 10, 2024

MEMORANDUM

TO: Office of the Corporation Counsel Office of the Mayor
Planning Department Staff County Council

FROM: Jeffrey Darrow, Acting Planning Director

SUBJECT: **Kona CDP Action Committee**
Tentative Meeting Schedule for 2025

The tentative 2025 meeting dates for the Kona Community Development Plan (CDP) Action Committee are listed below. Please be informed that the dates and venue of the meetings are subject to change.

January 14, 2025 (Tuesday)
February 11, 2025 (Tuesday)
March 11, 2025 (Tuesday)
April 8, 2025 (Tuesday)
May 13, 2025 (Tuesday)
June 10, 2025 (Tuesday)
July 8, 2025 (Tuesday)
August 12, 2025 (Tuesday)
September 9, 2025 (Tuesday)
October 7, 2025 (Tuesday)
November 12, 2025 (Wednesday)
December 9, 2025 (Tuesday)