

WINDWARD PLANNING COMMISSION  
SPECIAL GENERAL PLAN MEETING  
COUNTY OF HAWAI‘I

MINUTES  
NOVEMBER 1, 2024

*A video recording is made part of these minutes, which can be viewed on the YouTube County of Hawai‘i Planning Department channel at*

*[https://www.youtube.com/live/r4PLaZuP1sU?si=BF-xCHRuRU\\_XK3Ii](https://www.youtube.com/live/r4PLaZuP1sU?si=BF-xCHRuRU_XK3Ii)*

*Timestamps are provided for reference in accordance with the provisions of Chapter 92, Hawai‘i Revised Statutes. In the event the video recording becomes unavailable at the abovementioned URL address, the public can contact the Planning Department for assistance.*

The Windward Planning Commission met in a special General Plan meeting on Thursday, November 1, 2024, at 9:11 a.m., in the County of Hawai‘i, Council Chambers, 25 Aupuni Street, Hilo, Hawai‘i, with Chairman Dennis Lin presiding. This meeting was streamed live on YouTube.

COMMISSIONERS PRESENT: Louis Daniele III (Vice Chairman), Lauren Balog, Chantel Perrin, and Dennis Lin (Chairman).

COMMISSIONER ABSENT AND EXCUSED: Wayne De Luz

ALSO PRESENT: Suzanna Tiapula, Esq. (Counsel to the Commission), Jean Campbell, Esq. (Counsel to the Planning Department), Jeffrey Darrow (Deputy Planning Director), and Planning Department staff.

Thirteen members of the public were in the audience.

A quorum was present. Chairman Dennis Lin called the meeting to order and introduced the Commissioners. Staff introductions were made. *[SEE YOUTUBE TIMESTAMP 0:05]*

Chairman Dennis Lin at 9:13 a.m. allowed the Commissioners to review additional materials provided at the start of the meeting. *[SEE YOUTUBE TIMESTAMP 1:19]* An introduction and overview and format of these special meetings were given by Chairman Dennis Lin in relation to the review of County of Hawai‘i General Plan 2045. *[SEE YOUTUBE TIMESTAMP 1:54]* It was announced this meeting will end at 10:45 a.m. after which the Commission will hold its regular meeting. Chairman Dennis Lin asked each Commissioner to confirm they had reviewed all materials, including written public testimony related to the applications being reviewed today. Each Commissioner verbally confirmed they had done so. *[SEE YOUTUBE TIMESTAMP 4:22]*

## **NEW BUSINESS**

### **COUNTY OF HAWAI'I GENERAL PLAN 2045**

Discussion and action on the *County of Hawai'i General Plan 2045, Final Recommended Draft dated July 2024*, transmitted by the Planning Director. The General Plan is the primary policy document for the long-range comprehensive development of the island of Hawai'i. The General Plan shall contain a statement of development objectives, standards and principles with respect to the most desirable use of land within the county for residential, recreational, agricultural, commercial, industrial and other purposes which shall be consistent with proper conservation of natural resources and the preservation of our natural beauty and historical sites; the most desirable density of population in several parts of the county; a system of principal thoroughfares, highways, streets, public access to the shorelines, and other open spaces; the general locations, relocations and improvements of buildings, the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewers, light, power, transit, and other purposes; the extent and location of public housing projects; adequate drainage facilities and control; air pollution; and such other matters as may, in the council's judgment, promote the general welfare, health, and prosperity of its people.

Pursuant to Rule 5-4 of Planning Commission Rules of Practice and Procedure and Chapter 16.1 of the current General Plan dated February 2005 (as amended), within one hundred fifty (150) days after receipt of the Planning Director's proposed amendments of the current General Plan, the Windward Planning Commission shall submit its recommendation through the Mayor to the County Council. The Windward Planning Commission shall recommend approval of the proposed amendments, in whole or in part, recommend changes, or recommend the rejection of the proposal for changes to the current General Plan.

The purpose of this public meeting is to afford all interested persons a reasonable opportunity to comment on the *County of Hawai'i General Plan 2045, Final Recommended Draft dated July 2024* and for the Commission to review the plan and provide its recommendation to the County Council.

At 9:17 a.m. with approximately twelve public members in the audience, April Surprenant gave the staff presentation. [SEE YOUTUBE TIMESTAMP 5:07] ] [SEE EXHIBIT 1 – PowerPoint Presentation]

### **STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS**

At 9:36 a.m. the Commission took up this item with approximately sixteen public members present in the Council Chambers. Chairman Dennis Lin explained the procedure for testifying and referenced Planning Commission Rule 1-5 regarding decorum. [SEE YOUTUBE TIMESTAMP 22:40]

Twelve individuals provided testimony in-person at 9:36 a.m.:

1. Rebecca Melendez [SEE YOUTUBE TIMESTAMP 24:49]
2. Amanda Hatcher [SEE YOUTUBE TIMESTAMP 30:18]

3. Chris Kaiser [SEE YOUTUBE TIMESTAMP 35:24]
4. Ken Fujiyama [SEE YOUTUBE TIMESTAMP 39:36]
5. David Owens [SEE YOUTUBE TIMESTAMP 44:29]
6. Sidney Fuke [SEE YOUTUBE TIMESTAMP 48:53]
7. David DeCleene [SEE YOUTUBE TIMESTAMP 53:07]
8. Aaron Wilkins [SEE YOUTUBE TIMESTAMP 56:41]
9. Marita Cauley [SEE YOUTUBE TIMESTAMP 59:06]
10. Michelle Melendez [SEE YOUTUBE TIMESTAMP 1:02:01]
11. Michael Tivana [SEE YOUTUBE TIMESTAMP 1:05:55]
12. Patrick Kahawaiolaa [SEE YOUTUBE TIMESTAMP 1:10:35]

Two individuals provided testimony on Zoom at 10:30 a.m.:

1. Chuck Flaherty [SEE YOUTUBE TIMESTAMP 1:18:55]
2. Janice Palma-Glennie [SEE YOUTUBE TIMESTAMP 1:22:37]

Chairman Dennis Lin announced that, at the request of the Deputy Planning Director Jeffrey Darrow, Planning Department staff member April Surprenant would demonstrate the user features of the General Plan website. He noted that testifiers and community members had expressed concerns regarding the website's usability. April Surprenant then gave a step-by-step demonstration, beginning at the County of Hawai'i Planning Department's General Plan webpage at <https://www.planning.hawaiicounty.gov/general-plan-community-planning/gp> [SEE YOUTUBE TIMESTAMP 1:26:17] She navigated through the website, explaining various interactive features and contents on the General Plan 2045 homepage. A demonstration was also provided using the Konveio platform and to access the General Plan Land Use and proposed land use change maps.

At the conclusion of the demonstration, Chairman Dennis Lin stated that this meeting serves as an introductory session for the Commission on the General Plan 2045, noting that the document is highly comprehensive. [SEE YOUTUBE TIMESTAMP 1:38:45] He acknowledged that the public has many concerns and questions regarding how the plan might impact personal land use. He encouraged members of the public to submit their concerns as a written document to the Planning Department for inclusion in the public record. He also recommended that individuals articulate their vision in relation to specific parts of the plan, rather than submitting general complaints. Due to the large volume of testimony, Chairman Dennis Lin noted that it was cumbersome to review, as each individual testimony had to be clicked on separately. He suggested that combining all testimonies into a single PDF would make it much easier to scroll through and review. In response, Planning Program Manager Maija Jackson stated that both methods would be provided: individual testimonies with names visible for public viewing, and a combined PDF for the Commission to easily scroll through all submissions. In closing, Chairman Dennis Lin expressed his appreciation for everyone's time this morning.

**MOTION FOR CONTINUANCE** [SEE YOUTUBE TIMESTAMP 1:42:54]

Vice Chairman Louis Daniele moved, and Commissioner Chantel Perrin seconded, to continue the discussion on the General Plan at the Commission's Special Meeting on November 4, 2024. A voice vote was taken, and the motion carried unanimously.

**ADJOURNMENT** [SEE YOUTUBE TIMESTAMP 1:43:26]

With no further business, Vice Chairman Louis Daniele moved, and Commissioner Chantel Perrin seconded, to adjourn the special meeting of November 1, 2024. A voice vote was taken, and the motion carried unanimously. Chairman Dennis Lin adjourned the meeting at 10:55 a.m.

Respectfully submitted,

Melissa Dacayanan-Salvador  
Melissa Dacayanan-Salvador (Feb 9, 2025 16:14 HST)

Melissa Dacayanan-Salvador  
Secretary

ATTEST:

Louis Daniele III  
Louis Daniele III (Feb 10, 2025 07:54 HST)

Louis Daniele III, Chairman  
Windward Planning Commission

County of Hawai‘i



# **General Plan Comprehensive Review**

Windward Planning Commission

Introduction

**November 1, 2024**

(EXHIBIT 1)

# Purpose of the General Plan

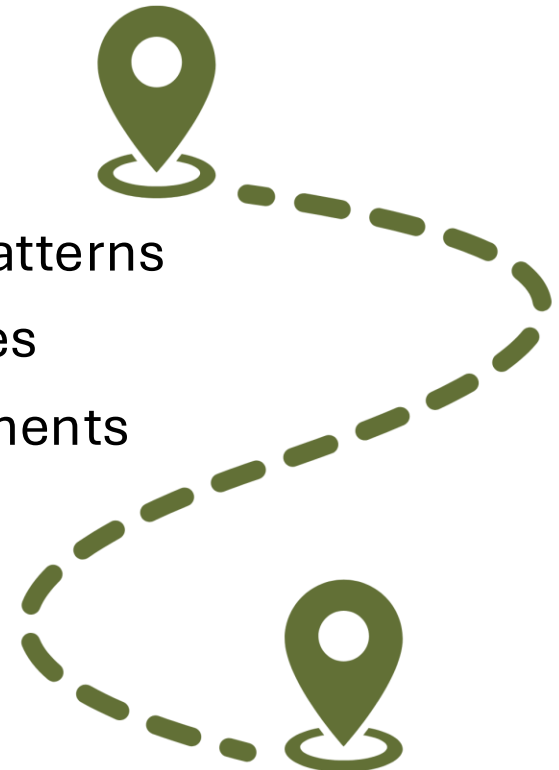
The General Plan “shall set forth the [County] Council’s long-range policy for the comprehensive physical, economic, environmental, and sociocultural well-being of the county.”

## Sustainability Strategy

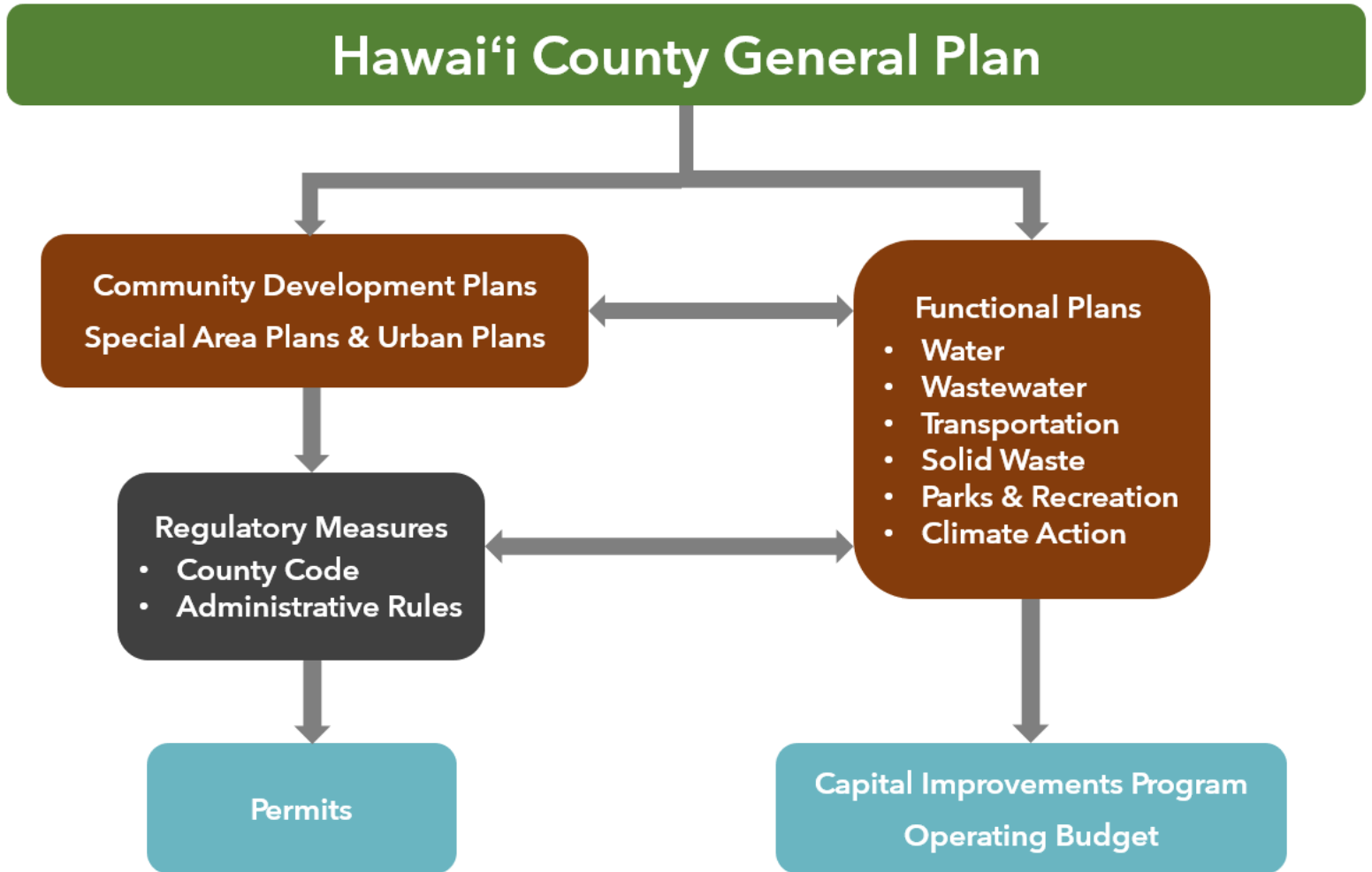
- Presents a vision for the future
- Addresses the layers of healthy, livable communities

## Planning Tool

- Guides all development patterns
- Directs future opportunities
- Determines public investments

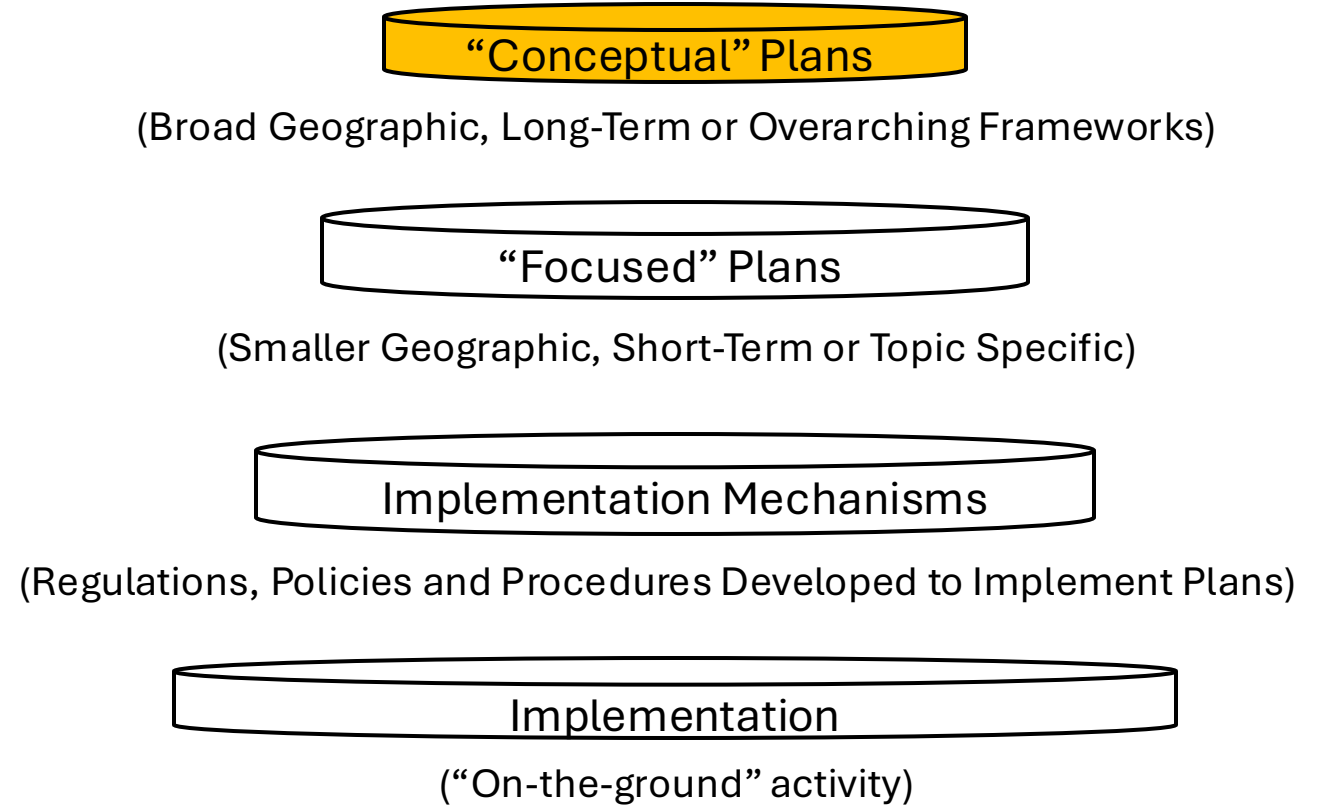


# The Umbrella Plan of the Planning System



# The General Plan is not...

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



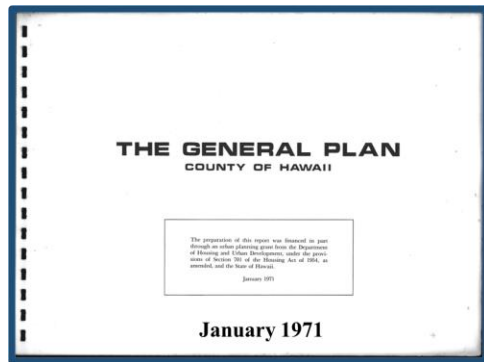
# Scope of the General Plan



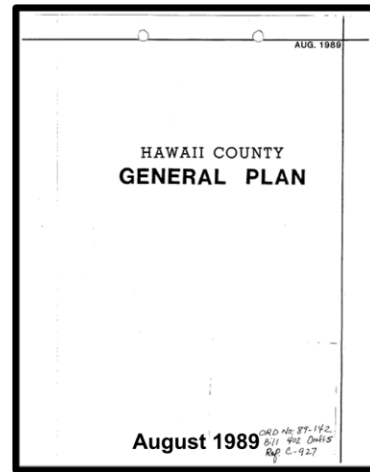
The image features a teal background with faint, stylized illustrations of tropical plants like monstera and ferns. At the top and bottom, there are horizontal bars composed of five colored segments: light blue, dark brown, olive green, dark brown, and light blue.

# **Comprehensive Review Process**

# Where Have We Been?



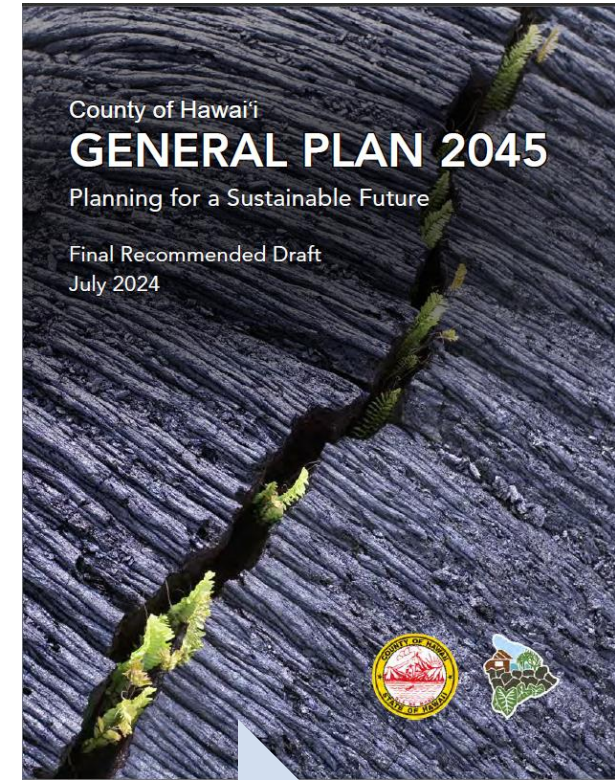
1971 General Plan



1989 General Plan



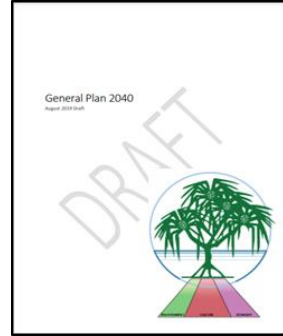
2005 General Plan



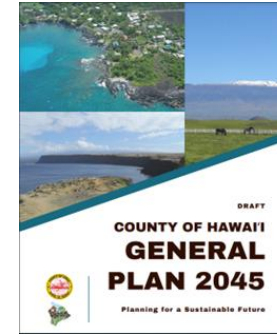
2015 Initiated GP Comp Review

# What Have We Been Doing?

2015 Initiated  
GP Comp  
Review



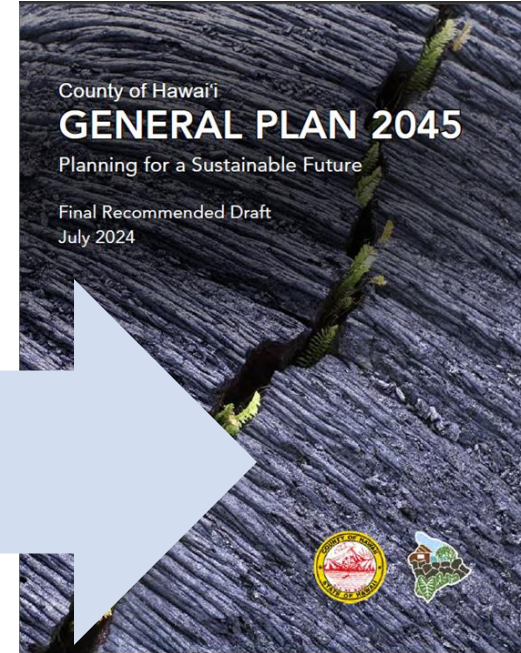
2023 Draft GP  
2045 Public  
Review



2019 Initial  
Public Review of  
Draft Policies



July 29, 2024  
Release of Final  
Recommended  
Draft GP 2045



## PROJECT TIMELINE

- **2015 Initiated GP Comp. Review**
  - 2016 Initial Public Outreach for Comments
  - 2017 New Kim Administration Update
  - 2018 Kīlauea Eruption & Hurricane Lane Recovery
- **2019 Public Review Draft Policies**
  - 2020 County-wide Response to COVID
  - 2021 New Roth Administration Update
  - 2022 Policy & document preparation
- **2023 Public Review Draft GP 2045**
- **July 2024 Public Review Final Recommended Draft GP 2045**



## OUTREACH/UPDATE TIMELINE

- **2015 Council GP Initiation Conversation** AC's, Agencies
  - 2016 AC's, Stakeholder & Technical Workshops, Agencies
  - **2017 Council Update Individually** AC's, Mayor's Cabinet, Public Forums, Agencies
  - 2018 AC's, Agencies
- **2019 Council Presentation** AC's, Public Workshops, Community Groups, Agencies, Large Landowners
  - 2020 & 2021 AC's, Agencies
  - **2022 Council Update/Conversation** AC's, Agencies, Mayor's Cabinet
- **2023 Council Update Individually** AC's, Agencies, Cabinet, Public Workshops, Community Groups
- **2024 Final Public Workshops & Transmit to PC**

# Community Outreach Summary

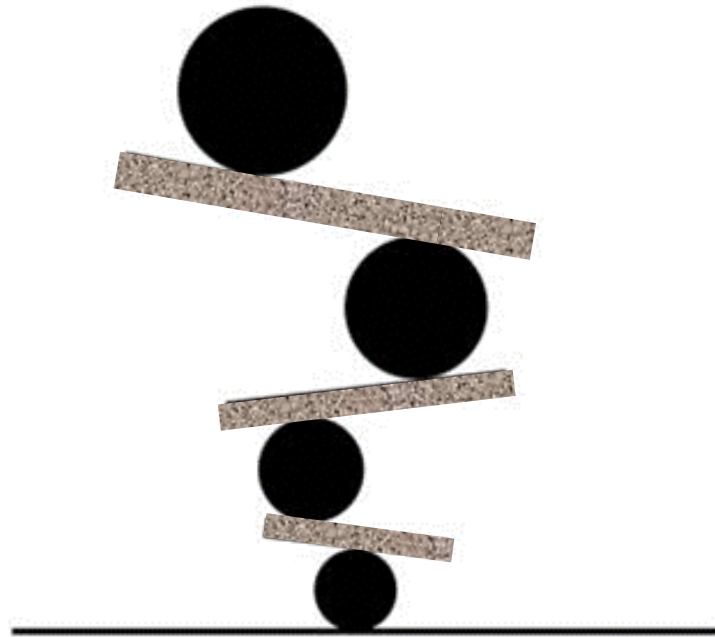
## Public Meetings

- 21 - In-person Workshops
- 4 - Technical Workshops
- 6 - Topic Specific Workshops
- 27 - Roadshow/Community Groups
- 67 - Action Committee Meetings

- 
- 4420+ people participated in public meetings

## Other Outreach

- 7 - 2015 Council Resolutions
- 24 – Public Notices/Press Releases
- 37 – Public Agency Meetings
- 26 – Council Updates
- 30 – Landowner Meetings
- Public Comments:
  - 650+ - 2015 Initial
  - 4000+ - 2019 Draft
  - 2500+ - 2023 Draft
  - 900+ - 2024 Draft



The challenge is to honor and balance the process & all input.

# What to Expect Next?



**July 29, 2024**

Release of Dept  
Recommended  
Draft GP 2045



**Sep 26, 2024**

Public  
Comment  
Due



**March 2025**  
PC Forwards  
to Council



2005 GP 16.1(4)



21 Days  
2005 GP 16.1(5)



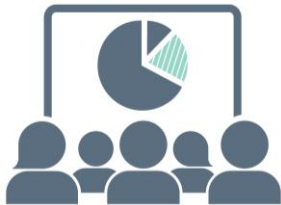
30 Days  
2005 GP 16.1(6)



150 Days  
2005 GP 16.1(8)



**Aug 28-Sep 5**  
Final Public  
Workshops



**Oct 25, 2024**  
Planning Submits  
to PC





# Draft Framework

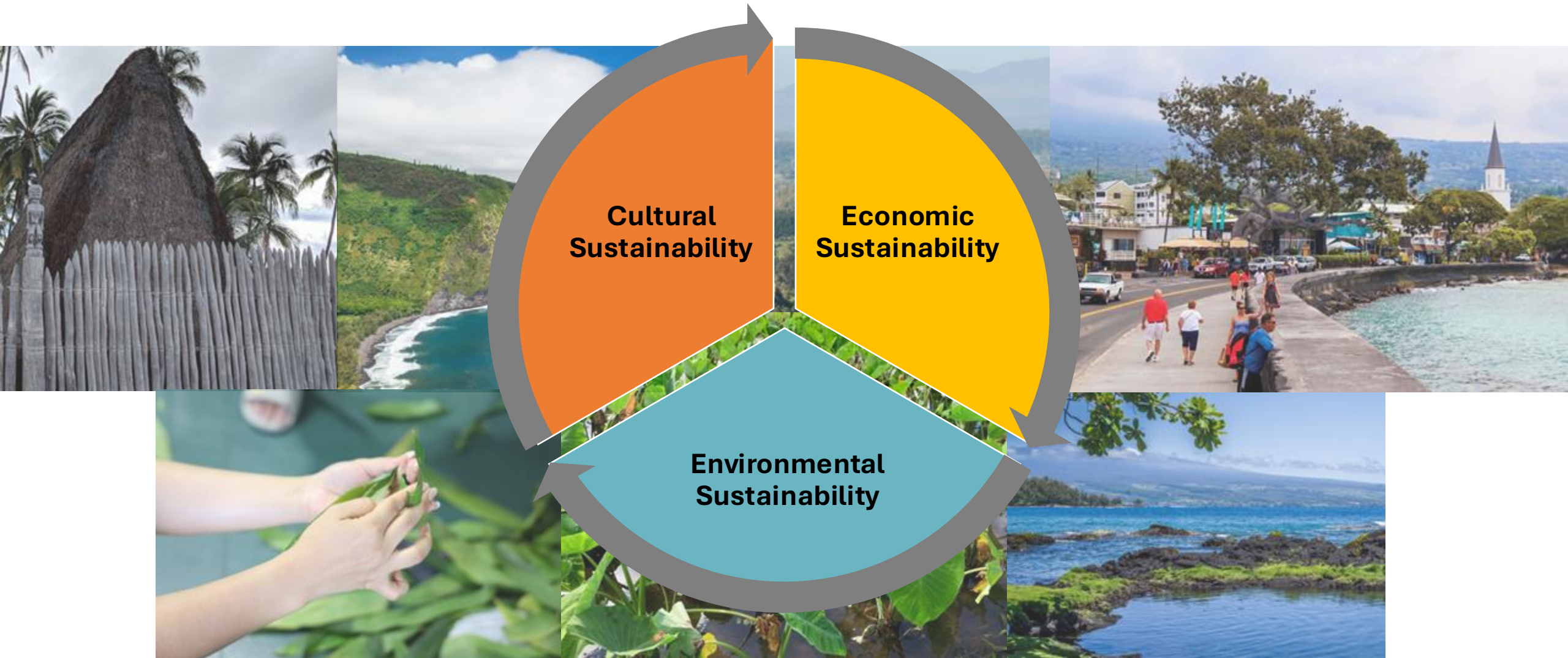


# **Vision Statement Grounded in Community Values**

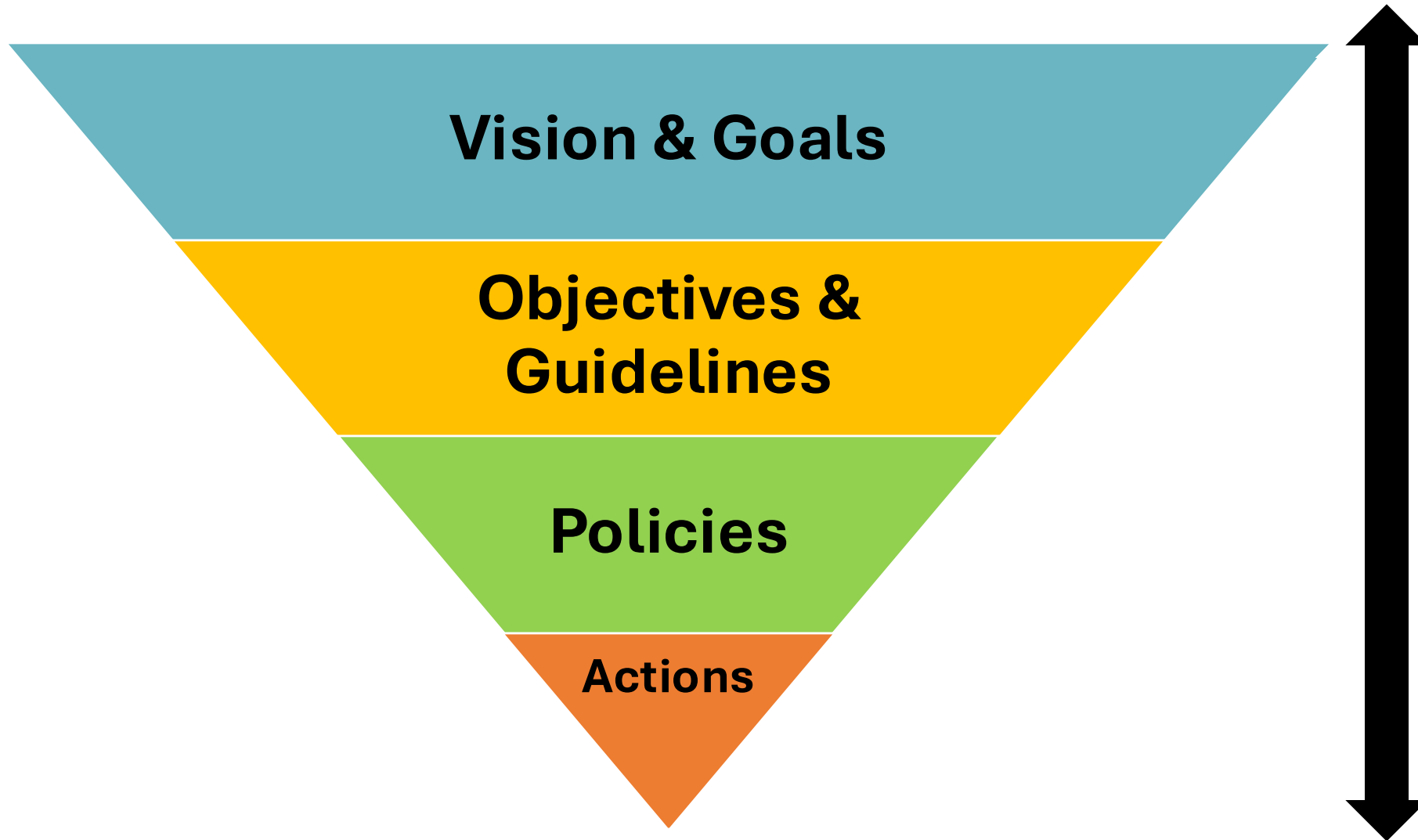
**Hawai'i Island is an exemplary leader with healthy and resilient communities that are built by sustainable development, a thriving and diversified local economy, and collaborative environmental stewardship.**



# Sustainability Principles and Practices



# Plan Components



## High Level:

provide a high-level integrated direction

## Specific:

define boundaries, standards, and measures intended to implement goals or objectives

# Plan Chapters & Elements

| Chapters                                          | Elements                                                                                                                                             |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Introduction                                      | Purpose, Authority, & History<br>Planning Process<br>Sustainability Principles & Practices<br>Planning System & Framework<br>Grounded Vision & Goals |
| Collaborative Biocultural Stewardship             | Native Habitats<br>Watersheds<br>Biocultural Stewardship<br>Cultural & Historic Assets<br>Natural Beauty (Scenic Character)                          |
| Adapting to Climate Change for Island-Wide Health | Mitigation<br>Adaptation                                                                                                                             |
| Sustainable Development & Resilient Communities   | Land Use<br>Transportation Access & Mobility<br>Public Utilities<br>Public Facilities & Services<br>Housing For All<br>Integrated Systems            |
| Thriving, Diversified, and Regenerative Economy   | Agriculture & Food Systems<br>Visitor Industry                                                                                                       |
| Implementation                                    | Planning System<br>Capital Improvement Program (CIP)<br>Monitoring & Evaluation                                                                      |

# For More Information

## Planning Website – Overall Process

[2019 Draft General Plan Workshops & Public Input](#) >

[2023 Draft General Plan Workshops & Public Input](#) >

[2024 Recommended Draft General Plan Workshops & Public Input](#) v

### Final Recommended Draft General Plan 2045

The Final Recommended Draft General Plan 2045 is now available for public review and comment. To access the Final Draft and provide comments, [CLICK HERE](#).

Download a PDF copy of the Final Draft: [Final Recommended Draft General Plan 2045\\_July2024](#)

Download a PDF copy of the Policy Rationale: [General Plan 2045 Policy Rationale\\_July2024](#)

Download a PDF copy of the General Plan Land Use Technical Methodology Report: [Scenario Planning - Technical Methodology for General Plan Land Use \(2024\)](#)

### Participate in the General Plan Comprehensive Review Process

#### Public Workshops

- August 28, 2024 - West Hawai'i Civic Center (Building A), 2:00 p.m. to 4:00 p.m.
- August 29, 2024 - Arc of Hilo, 1099 Waiānue Ave, 2:00 p.m. to 4:00 p.m.
- September 5, 2024 - Online Webinar Workshop, 5:00 p.m. to 6:00 p.m.

[https://zoom.us/webinar/register/WN\\_IQ49gu9TTrqRMi4PDN](https://zoom.us/webinar/register/WN_IQ49gu9TTrqRMi4PDN)

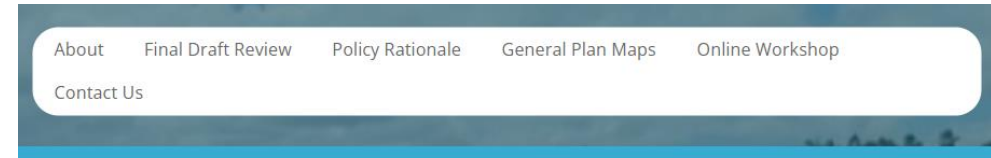
\* Video recordings will be available after the event.

#### Community Meetings

- September 17, 2024, South Kona at 5:00pm - Rodney Yano M Hwy, Captain Cook, HI 96704
- September 19, 2024, Ka'ū at 5:00pm - Ka'ū District Gym Multi-Purpose Room, Pāhala, HI 96777



## Interactive Draft & Maps



## Final Recommended Draft General Plan 2045

Open for Review

Table of Contents

Page 1 of 308

Type to search

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Drag

Click anywhere in the document to add a comment. Select a bubble to view comments, add your own comment to what others have shared or give comments a thumbs up or down.



County of Hawai'i  
**GENERAL PLAN**  
Planning for a Sustainable Future



# Next Steps

Review the plan section by section.

Next is Biocultural Stewardship and  
Adapting to Climate Change

## Tentative WPC Hearing Dates:

Mon, November 4, 2024 at 9:00 a.m.

Thu, December 5, 2024 at 5:00 p.m.

Thu, January 2, 2025 at 9:00 a.m.

Fri, January 3, 2025 at 9:00 a.m.

Thu, February 6, 2025 at 9:00 a.m.

Fri, February 7, 2025 at 9:00 a.m.

Mon, March 10, 2025 at 9:00 a.m.

Tues, March 11, 2025 at 9:00 a.m.

Wed, March 12, 2025 at 9:00 a.m.

Information for Upcoming Planning Commission Meetings for  
Review of General Plan 2045' at:

[https://www.planning.hawaiicounty.gov/about-us/boards-  
committees/planning-commission-applications](https://www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications)

or by calling 808-961-8288.

A photograph of a lush green plant with a prominent red flower growing from a dark, rocky, and misty landscape. The plant has thick, rounded green leaves and several small white flowers. The background is filled with dark, jagged rocks and a thick layer of white mist or smoke, creating a dramatic and somewhat somber atmosphere. The overall scene suggests a volcanic or coastal environment.

# **MAHALO**

**County of Hawai'i Planning Department**