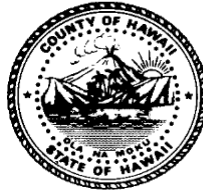


C. Kimo Alameda
Mayor



Gregory Henkel, Vice Chair
Jennifer Scheffel
Martha Morishige
Kanoë Wilson
Leilani DeMello, 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, February 27, 2025

TIME: 5:00 P.M.

IN PERSON LOCATION: Kea‘au Community Center
16-186 Pili Mua St
Keaau, HI 96749

ONLINE/ZOOM:

<https://www.zoomgov.com/meeting/register/vJl5dOqhpzgvE9bv9D5-JdcwKltmF0n7Xko>

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. APPROVAL OF THE MINUTES: The Committee will consider approving the draft minutes from December 5, 2024.

III. 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.

IV. BUSINESS:

- 1. Overview of Ordinance 2024-070 (Bill 123)** – Overview of recent accessory dwelling unit (ADU) bill. Potential discussion and decision making to follow.
- 2. Orchidland Estates Infrastructure Letter** – Discussion and decision making on submitting drafted Communication No. 2025-01 to relevant agencies.
- 3. Puna Connectivity Letter** – Discussion and decision making on submitting drafted Communication No. 2025-02 to relevant agencies.

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

VI. ANNOUNCEMENTS:

1. The Environmental Notice –
 - Hawaiian Paradise Park District Park - EA (FONSI):
https://files.hawaii.gov/dbedt/erp/The_Environmental_Notice/2025-01-23-TEN.pdf
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. 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.

PUNA CDP ACTION COMMITTEE

Meeting Packet QR Code:



PUNA COMMUNITY DEVELOPMENT PLAN
ACTION COMMITTEE
COUNTY OF HAWAII

DRAFT MINUTES
December 5, 2024

CALL TO ORDER

Chair Kanoe Wilson called the Puna Community Development Plan (CDP) Action Committee (AC) meeting to order at 5:06 p.m. A quorum was established with seven members in attendance. This meeting was held in person at the Pahoa Community Center and via the Zoom online platform.

The YouTube video of this meeting can be found here:
<https://www.youtube.com/watch?v=uBiK78i9dNs&t=6664s>

ROLL CALL

AC Members Present (in person): Martha Morishige, Franny Brewer, and Susie Osborne

AC Members Present (via Zoom): Chair Kanoe Wilson, Vice-Chair Leilani DeMello, Leila Kealoha, Jennifer Scheffel, and Gregory Henkel

County Staff: Maryam Palma and Kawelo Kalili

There were approximately 10 members of the public in attendance (8 in person and 2 via Zoom).

APPROVAL OF MINUTES [*SEE YOUTUBE TIMESTAMP 2:10*]

Committee member Morishige motioned to approve the October 3, 2024, minutes as drafted. The motion was seconded by Committee member Henkel. The motion passed unanimously.

PUBLIC COMMENT ON AGENDA ITEMS [*SEE YOUTUBE TIMESTAMP 3:43*]

Council member for District 5, Matt Kaneali'i-Kleinfelder, provided testimony on Business Items 2 and 3. Council member Matt emphasized the importance of collaboration between the Action Committee, Council, and the new administration to prioritize critical infrastructure projects, especially connectivity at both major and minor levels. He highlighted ongoing projects, including subdivision connections, and urged focus on existing funding and bond ordinances to advance these initiatives. Additionally, he mentioned long-term plans such as the community center replacement and civilian park master planning, offering his support to facilitate project progress under the new administration.

Hannah Hendricks provided testimony on Business Item 2.

BUSINESS

- 1. Presentation by Orchidland Neighbors** – Presentation and discussion regarding potential action for the proposed Orchidland Park. [*SEE YOUTUBE TIMESTAMP 19:34*]

This item was called to order at 5:26 p.m.

Stephanie Bath provided testimony.

Committee member Morishige addressed the need for foundational infrastructure on Orchidland Drive, emphasizing the challenges of limited land availability. They proposed starting development with a water source, either by extending an existing water line from Highway 130 or constructing a well, to support envisioned facilities such as a certified kitchen, activity spaces, and a fire station. Committee member Morishige recommended the AC draft a letter to the Director of the Department of Public Works to initiate the water project, with plans to review and vote on the draft at the next meeting.

There was no presentation for this item. The AC agreed to table this item to a future meeting.

This item concluded at 5:32 p.m.

2. Presentation by Patti Pinto – Presentation and discussion regarding highway connectivity in upper Puna. [*SEE YOUTUBE TIMESTAMP 26:18*]

This item was called to order at 5:23 p.m.

Patti provided an extensive overview of connectivity issues between subdivisions, emphasizing challenges such as emergency access, school transportation, and social connectivity. She recounted the history of efforts to address these issues, including the formation of a subcommittee in 2011, community engagement events, and collaboration with the Department of Public Works to identify and prioritize points of connectivity. Patti highlighted the need for staggered connections to avoid thoroughfare concerns while improving safety and emergency routes. She underscored the importance of resolving legal barriers, such as acquiring road titles from dissolved corporations, and advocated for continued community and governmental action to implement proposed solutions without additional delays or studies.

Committee member Brewer motioned to dedicate two members of the AC (committee member Brewer and committee member Morishige) to work with Patti on organizing meetings and preparing letters of support for the connectivity project. Vice-Chair DeMello seconded the motion. The motion passed unanimously.

Stephanie Bath provided testimony.

Nannette Savage provided testimony.

This item concluded at 6:15 p.m.

3. Discussion of AC Implementation Priorities – Continued discussion and potential action regarding AC Implementation Priorities noted in the Google Form, such as:

- Puna CDP 4.3.3 Roadway Network
- Puna CDP 2.2.3 Native Forests and Geological Features
- Puna CDP 3.3.3 Social Services and Housing

[*SEE YOUTUBE TIMESTAMP 1:08*]

This item was called to order at 6:15 p.m.

Stephanie Bath provided testimony.

The AC discussed urban sprawl in Puna and its carrying capacity, as well as the impact of grading and grubbing on the environment, with an emphasis on preserving native forests and the sense of place. The AC also considered the balance between protecting land and respecting private property rights and raised concerns about contractors clearing land extensively. The AC suggested creating an educational video to raise public awareness about grubbing and grading, and also explored the potential for promoting agricultural services in Puna, including the option of offering tax incentives for new agricultural businesses. The AC proposed writing a letter to the mayor and the new DPW director to address concerns about buildout in Puna and suggest solutions. The importance of land preservation and promoting agriculture was reiterated. Lastly, the AC approved to focus on the three priorities listed in this business item.

This item concluded at 6:39 p.m.

4. Election of Chair and Vice-Chair – Discussion and potential action to elect a Chair and Vice-Chair for the Puna CDP Action Committee for 2025. [*SEE YOUTUBE TIMESTAMP 1:30*]

This item was called to order at 6:39 p.m.

The AC discussed nominations for Chair and Vice-Chair positions. Chair Wilson nominated Vice-Chair DeMello for Chair, and committee member Osborne seconded the nomination. Chair DeMello accepted the position, and the motion passed with unanimously.

Committee member Kealoha then nominated committee member Henkel, with Committee member Osborne seconding. Vice-Chair Henkel accepted the nomination, and the motion passed with unanimously.

This item concluded at 6:45 p.m.

PROPOSED AGENDA ITEMS FOR NEXT MEETING [*SEE YOUTUBE TIMESTAMP 1:35*]

Stephanie Bath provided testimony.

1. Council member Ashley Kierkiewicz to present on Pahoehoe Special District and ADU Bill.

ANNOUNCEMENTS [*SEE YOUTUBE TIMESTAMP 1:44*]

Kori Hisashima provided testimony on Kea'au Benioff Facility announcement.

Debbie Collins provided testimony on Kea'au Benioff Facility announcement.

1. The Environmental Notice –

- Comments are due by December 9, 2024, regarding Hilo Benioff Medical Center Kea'au Outpatient Center – Draft EA (AFNSI):
https://files.hawaii.gov/dbedt/erp/The_Environmental_Notice/2024-11-08-TEN.pdf
- Comments are due by December 23, 2024 regarding Hawaiian Paradise Park New District Park – Draft EA (AFNSI):

https://files.hawaii.gov/dbedt/erp/The_Environmental_Notice/2024-11-23- TEN.pdf

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>

ADJOURNMENT

Chair Wilson adjourned the meeting at 7:20 P.M. [*SEE YOUTUBE TIMESTAMP 2:15*]

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@hawaiicounty.gov.

To Whom it Concerns at the Hawaii County Planning Department:

It has been a long-standing observation that Orchidland Estates has been needing many types of infrastructure. The original developers made no provision for designated land for a community center or recreational parks of any kind. Another glaring problem, caused by poor development, was the lack of water provisions, not even a community cluster of spigots. On top of all that, many of the Orchidland Subdivision roads are still rough lava paths. Now the residents are paying high property taxes and have not seen any infrastructure improvements in their subdivision. The county needs to remedy this lack of infrastructure, and this letter addresses the first priority as decided by the Puna Community Development Plan Action Committee.

The County Puna Development Plan details that the Village Centers are ideal for the Puna agriculture subdivisions, especially for the subdivisions on the mauka side of Hwy 130. The idea around the Village Centers was that basic products and services would be made available so residents would not need to go on Hwy 130 for all their needs. For example, the opening of a laundromat and a grocery store would be a great benefit to the residents of Orchidland Estates. A basic infrastructure to make a Village Center possible is a water line. That is the priority.

A non-profit group named Orchidland Neighbors has been proactive and raised funds and bought a four acre vacant lot to build a community center and develop a small park on 36th Avenue, just off of Orchidland Drive. Their plan includes a multi-purpose community complex with a large meeting room, several classrooms, and a commercial kitchen. On the property, the plans also include a walking/jogging path, a pickleball court, a practice soccer field, a children's climbing set and picnic tables. A water line on Orchidland Drive would make this project possible.

The Committee also wants to make the Planning Department aware that a major project was started on the north side of Orchidland Drive, between 35th Avenue and 36th Avenue intersections. It appears that a small shopping center was intended there. This could have been the major start of the Village Center concept. The large project skeleton and parking area now sits idle, probably due to the lack of water and major investors. With a water line, this project will again attract developers and make the Village Center a reality for the residents of Orchidland Estates.

After considering the needs of the residents of Orchidland Estate Subdivision and the Village Center concept priorities, the members of the Puna Community Development Plan Action Committee urges the Planning Department to support the funding of a water line on Orchidland Drive up to the 40th Avenue intersection. In conjunction with a water line, the Committee supports that community water spigots be built. The Committee looks forward to working with the county on this important goal.

Written by Martha Morishige, member of the Puna CDP Action Committee

PUNA ROADS CONNECTIVITY

Since well before the adoption of the Puna Community Development Plan in 2008 Puna communities have been working on the problem of non-existent road connectivity between the Puna subdivisions. The situation was also outlined in the Puna Regional Circulation Plan of 2005.

In January of 2013 the Puna Community Development Plan Action Committee voted to establish the Connectivity and Emergency Response Subcommittee (CERS) to research Puna connectivity and recommend solution options for implementation by Hawaii County.

The Committee, working with Civil Defense, held two Puna Regional Emergency Preparedness (PREP) fairs in Kea'au that were attended by thousands of Puna residents. The main focus of the fair was the Mapping Room where attendees could participate in defining the limitations and options of connectivity in their own neighborhoods.

From data collected at the 2013 and 2014 PREP fairs a total of 49 points of subdivision connectivity were identified. Working with Department of Public Works a set of criteria for the possible development of Connectivity Locations (CLs) were identified and using these criteria the CLs were prioritized.

The reports on Puna Road Connectivity were presented to the County Council and at the request of Council Member Ilagan, an Ad-Hoc Committee was established by the Council to study and present a report back to the Council. This report was completed, submitted, and accepted by the Council.

An administration change then necessitated that the entire body of work be re-studied. Roy Takemoto chaired a four-year study of the exhaustive and substantial work already produced by the CERs and Ad-Hoc Committees. At the close of the Kim administration Roy Takemoto recommended that the report be implemented and turned it over to Planning.

An administration change then required that the entire project be re-established for the new mayor and department heads. Despite the mayor's support, none of the priorities were addressed by Department of Public Works.

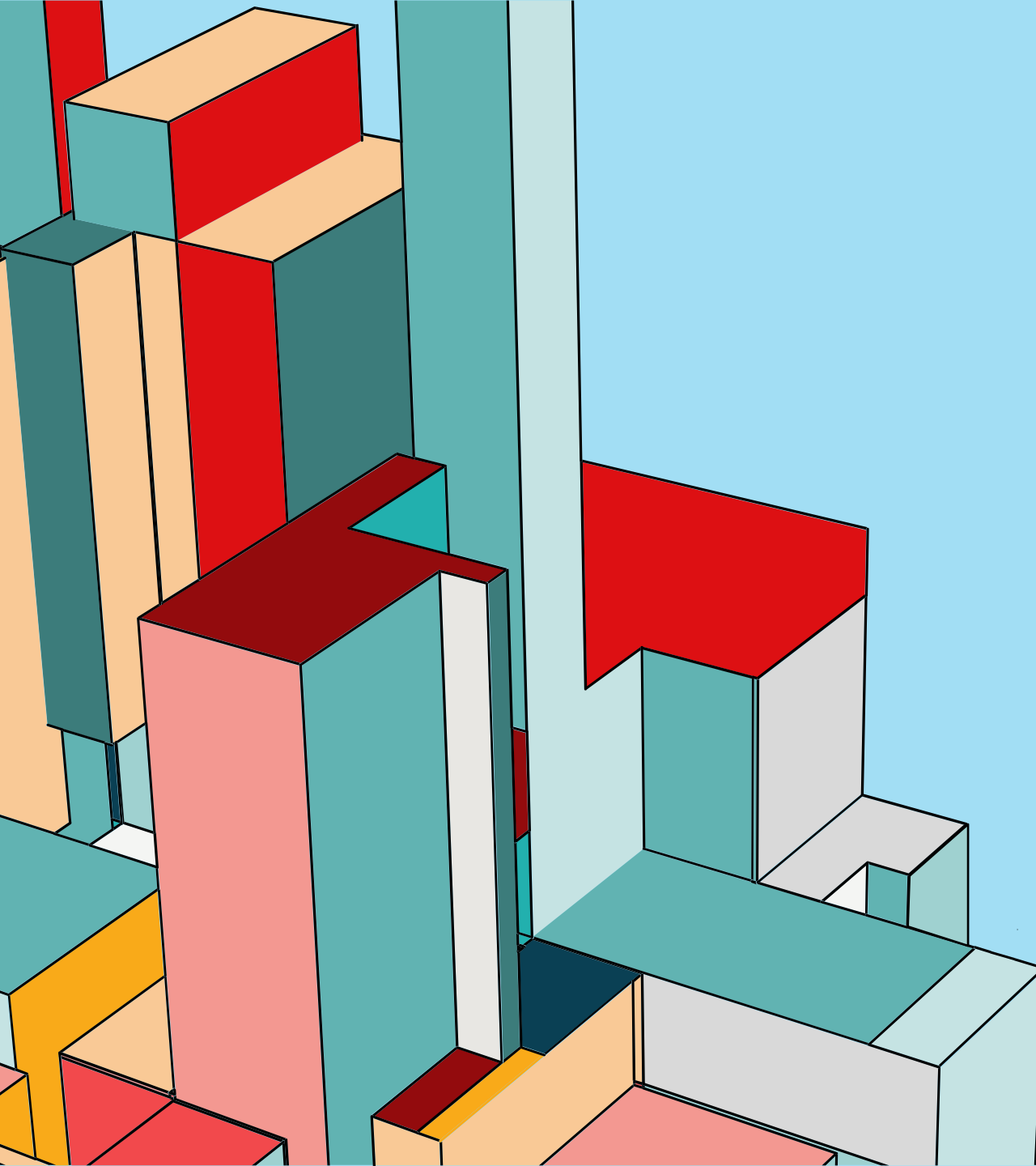
Four years have passed, and we are once again presenting this significant body of work to the new administration urging the establishment of these critically needed emergency access routes be established between and withing the Puna subdivisions.

We have experienced multiple disasters affecting Hawaii and Maui Counties and must note that the lack of emergency connectivity has been a major issue in all of these incidents. The 2014 Pahoia lava flow, 2014 Hurricane Iselle, the 2018 eruption, and the Maui and Kona wild fire events have all demonstrated the necessity for communities to be able to evacuate in emergencies. We watched as Waikoloa was granted an emergency access route, and still, not one single point of connectivity has been established in Puna.

Many of our subdivisions have only one road in and out. Our first priority connectivity location (between Fern Acres and South Kopua Road), which could be completed for a very small cost, from bond funds already assigned to Puna Road Connectivity would provide an additional access route for **four** subdivisions!

It is long past time that the County of Hawaii begin to seriously address the emergency hazards faced by Puna residents. These small, inexpensive connector roads could enhance public safety and quality of life for thousands of Puna residents.

We encourage, no, implore you to study our reports and actively support the work to establish Puna Road Connectivity.

An abstract graphic on the left side of the slide consists of several 3D rectangular blocks of various colors (red, orange, teal, light blue, and white) arranged in a cluster. The blocks are rendered with black outlines and are set against a light blue background.

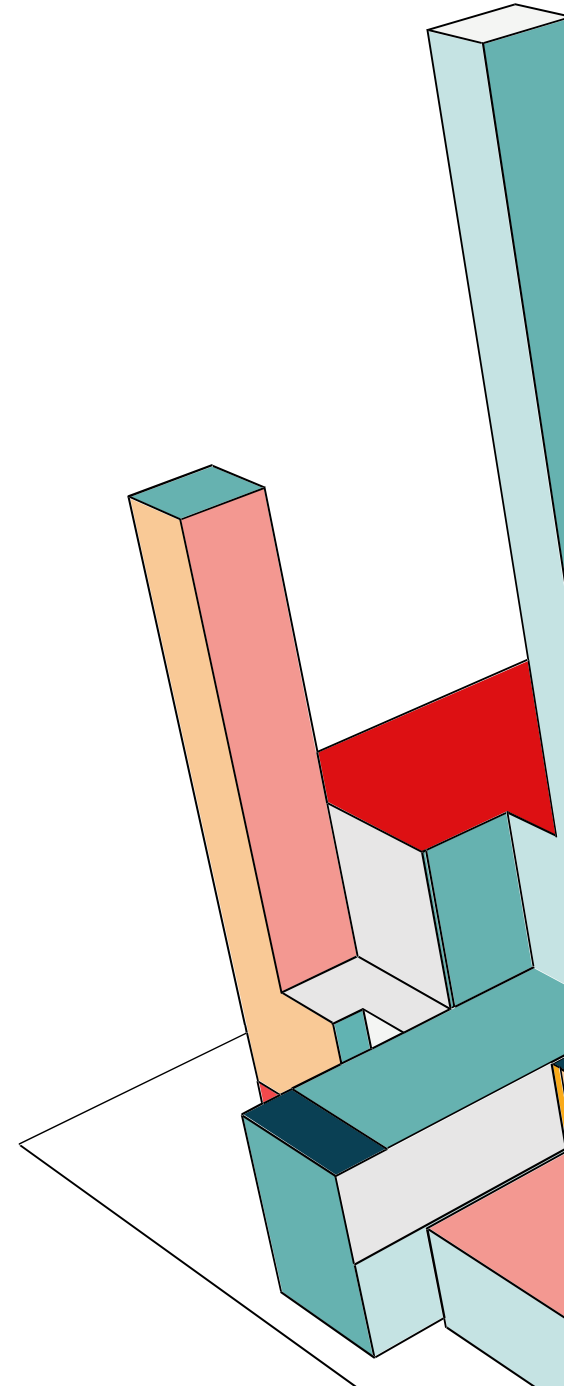
ADU – ADDITIONAL DWELLING UNITS

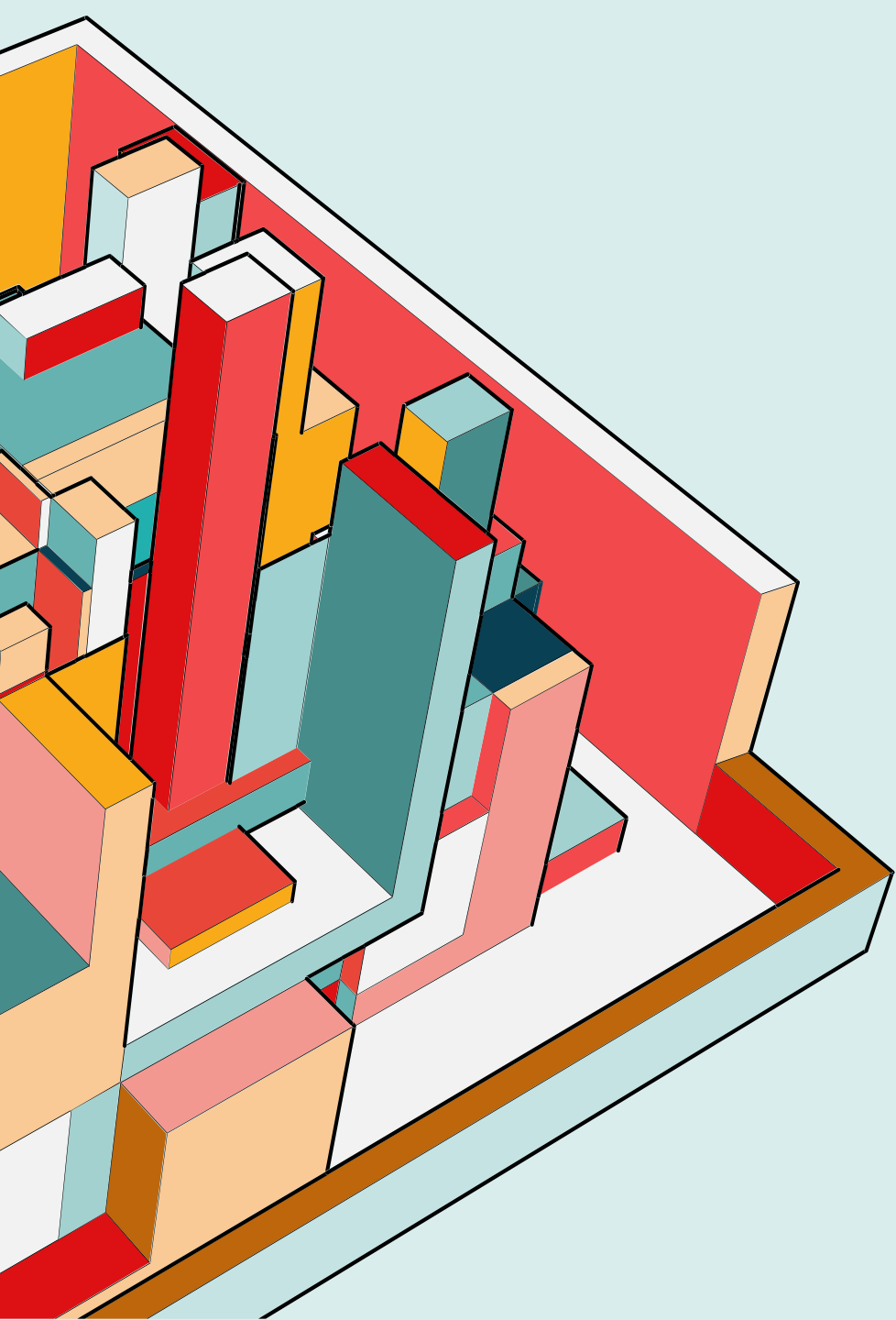
Norren Kato
Planning Program Manager

Thursday, February 27, 2025

AGENDA

- What is an ADU?
- Where is it allowed?
- Limits and Restrictions

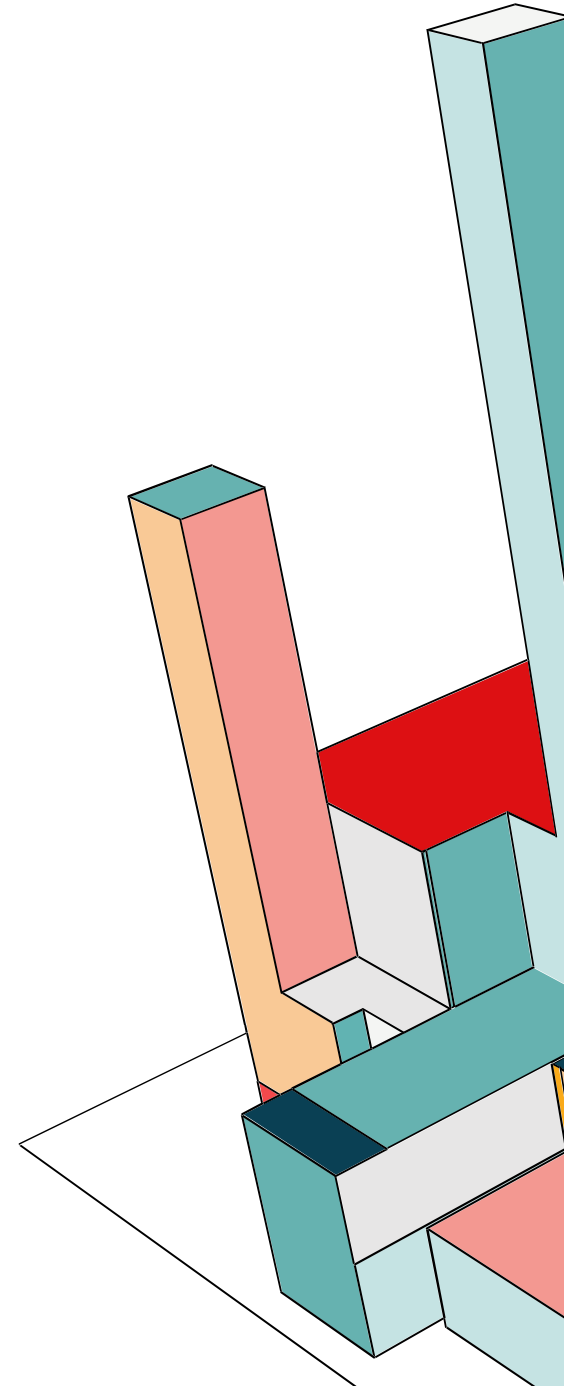


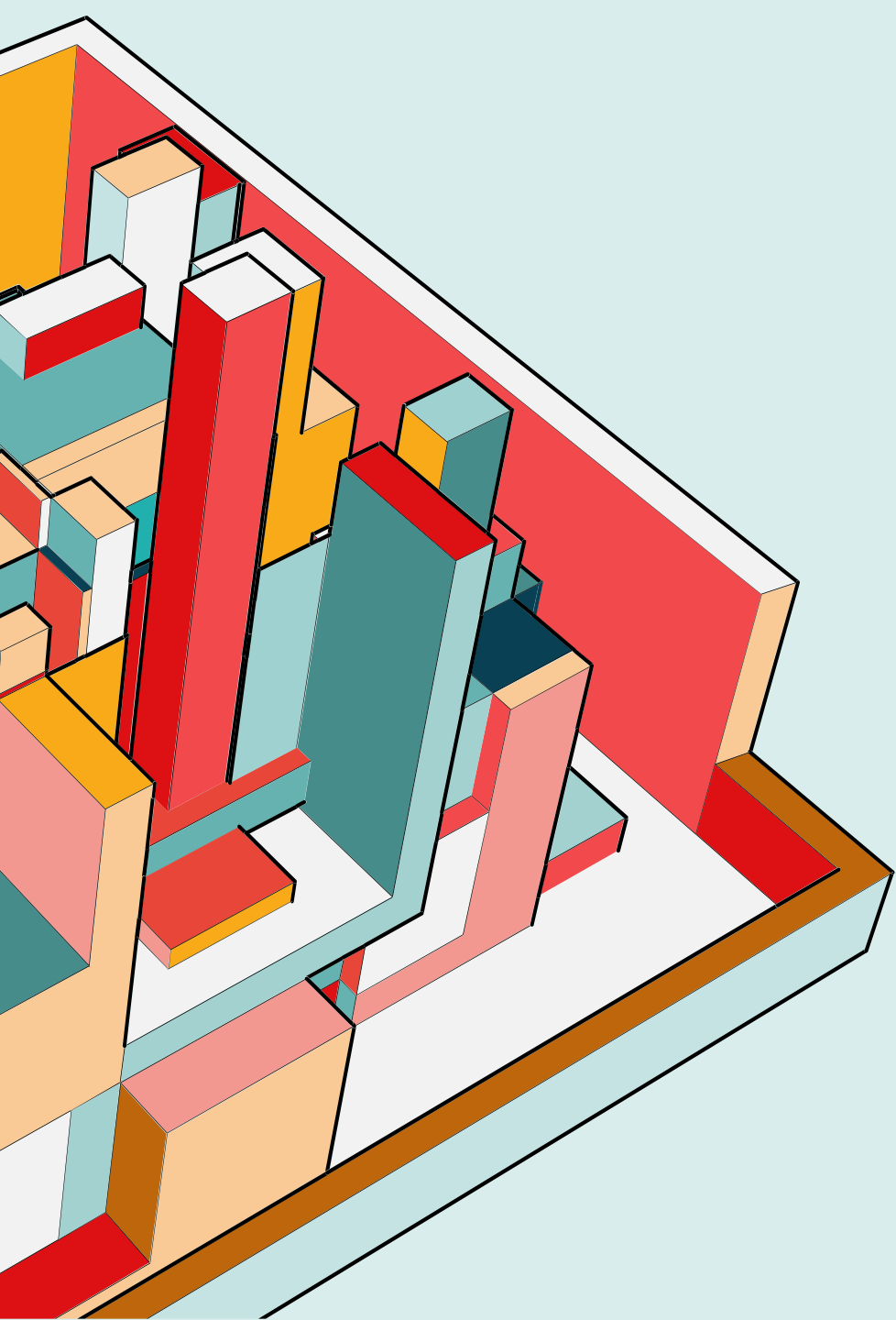


WHAT IS AN ADU?

WHAT IS AN ADU?

- It is a Single-Family dwelling having only one kitchen.
- It can be attached or detached from an existing dwelling.
- Only for single-family occupancy.
- Maximum of three per building site.





WHERE ARE ADU'S ALLOWED?

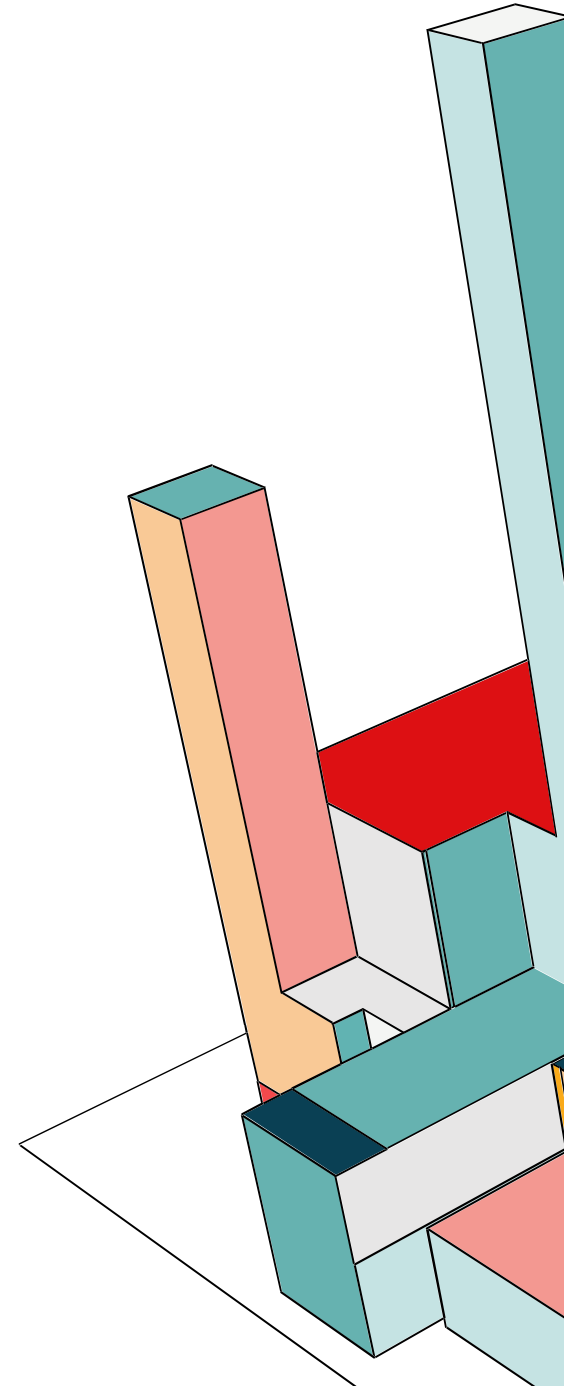
Zoning and Land Use

WHERE ARE ADU'S ALLOWED

Chapter 25 Hawaii County Code (HCC)

- RS (single-family residential)
- RD (double-family residential)
- RA (residential agriculture)
- FA (family agriculture)
- A (agriculture)*

* Any building in State Land Use Agriculture shall be subject to Agricultural requirement of the Hawaii Revised Statutes.

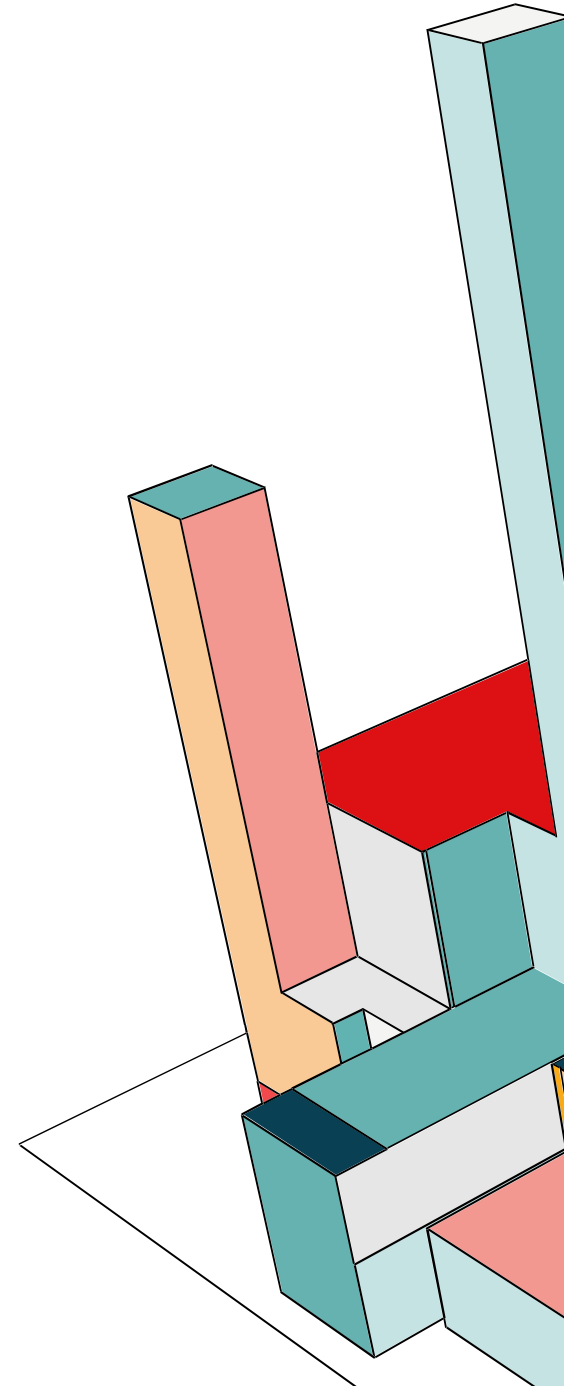


WHERE ARE ADU'S ALLOWED

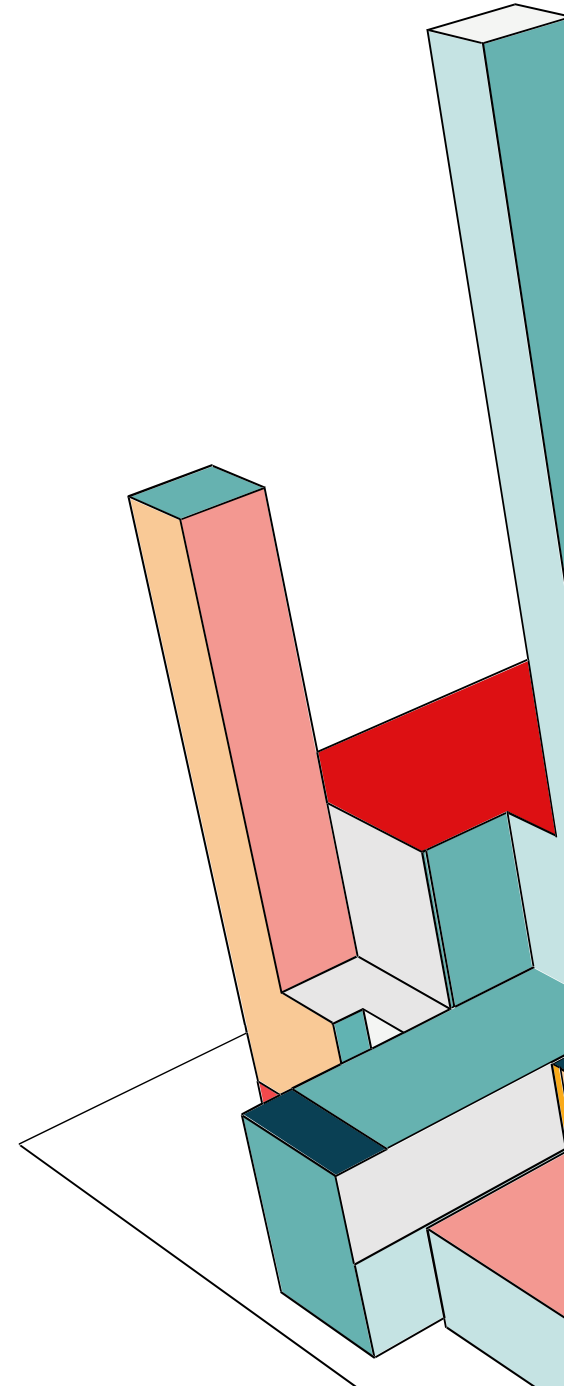
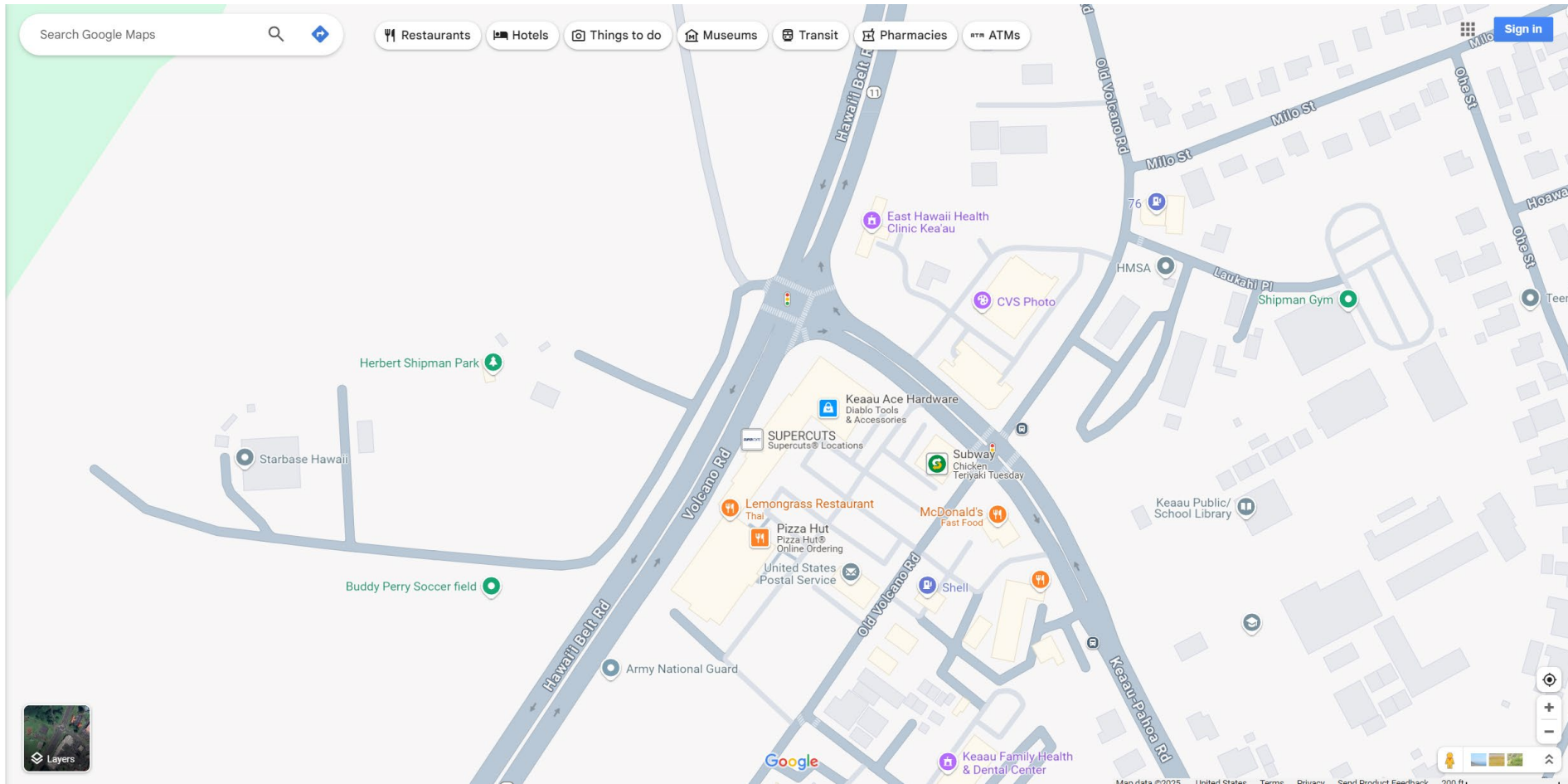
Hawaii island has two land use laws. County Zoning (Chapter 25 HCC) and State Land Use (Chapter 205 HRS).

State Land use Categorizes all land in the State. There are four categories. Agriculture ,Conservation, Rural, and Urban.

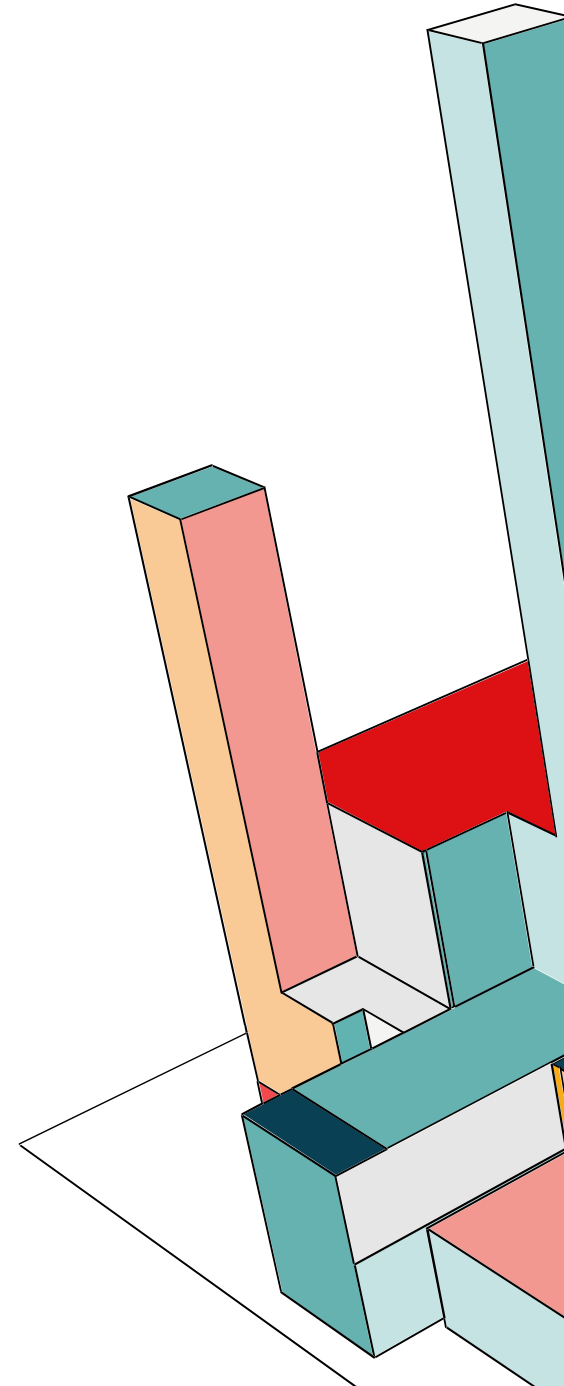
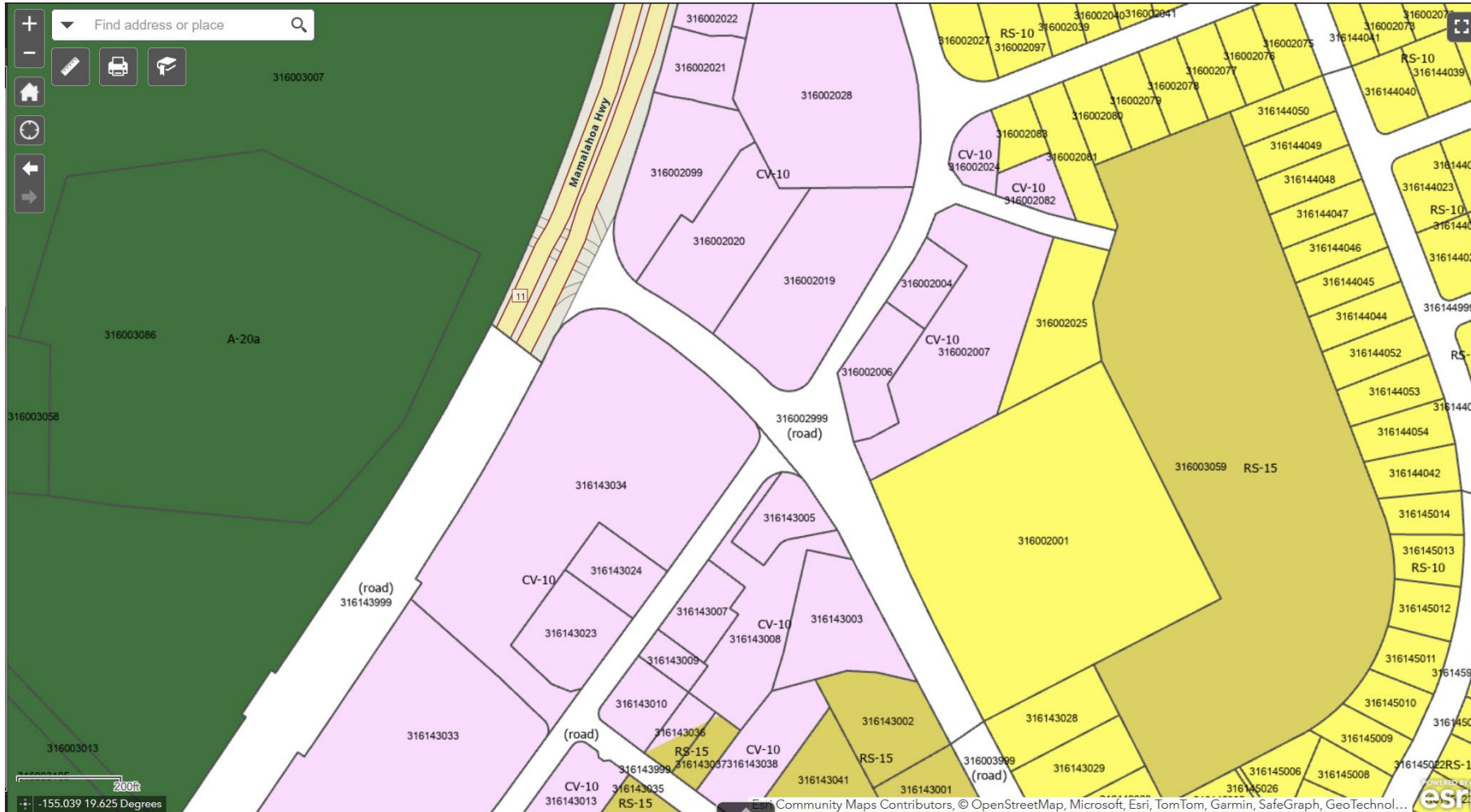
So on nearly any piece of land, there are two land use designations. One is County Zoning and the other is State. So the previous restriction is for any land with a State Land Use Agriculture designation.



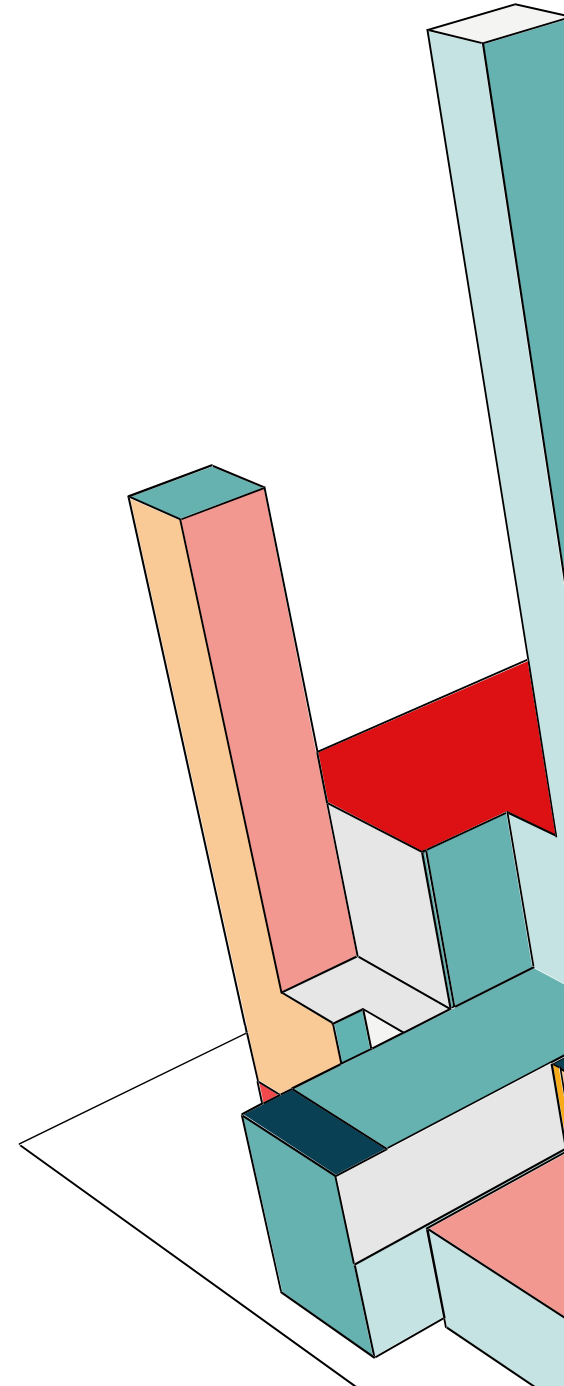
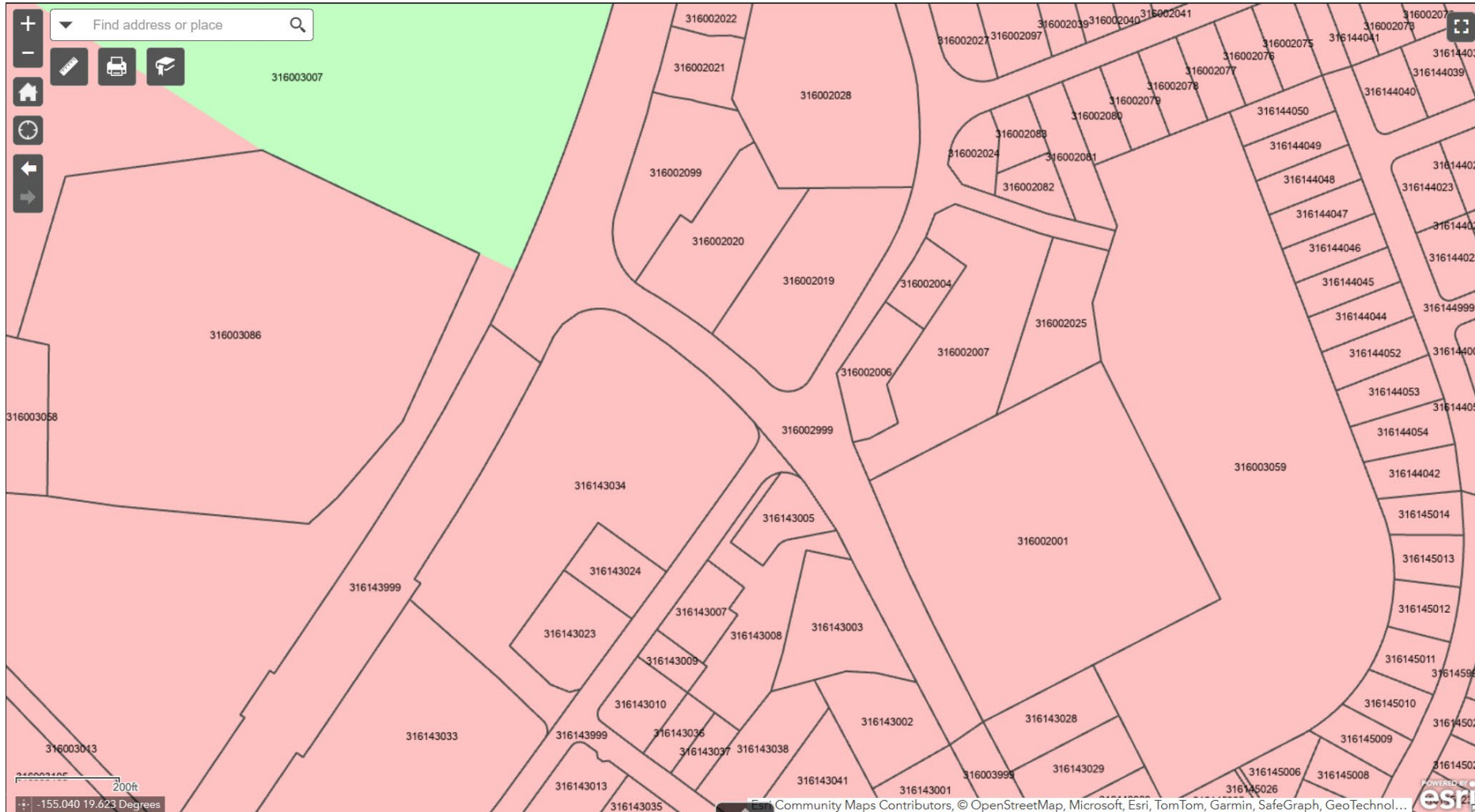
WHERE ARE ADU'S ALLOWED - LOCATION

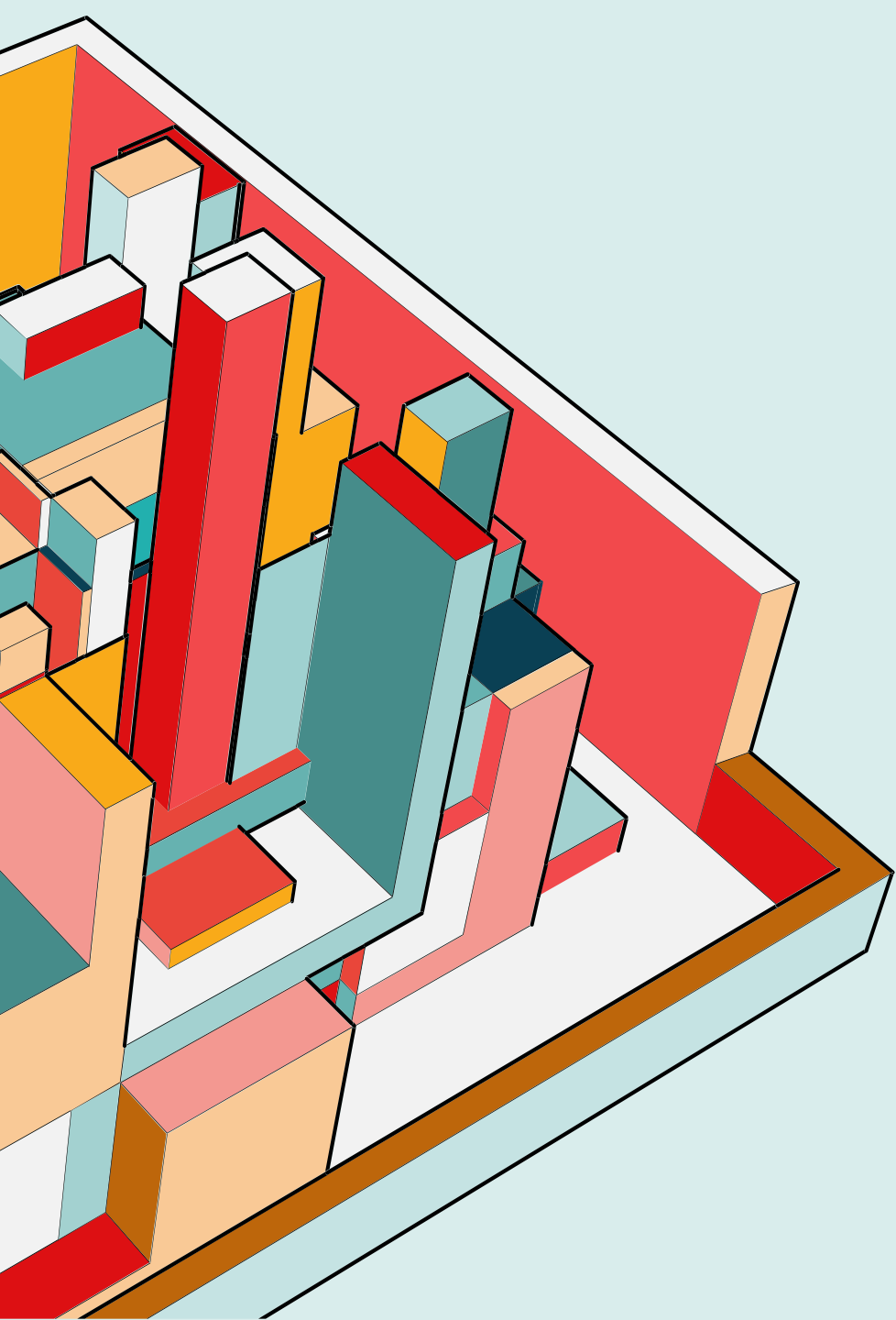


WHERE ARE ADU'S ALLOWED -COUNTY



WHERE ARE ADU'S ALLOWED - STATE





LIMITS AND RESTRICTIONS

Size, Infrastructure, Etc.

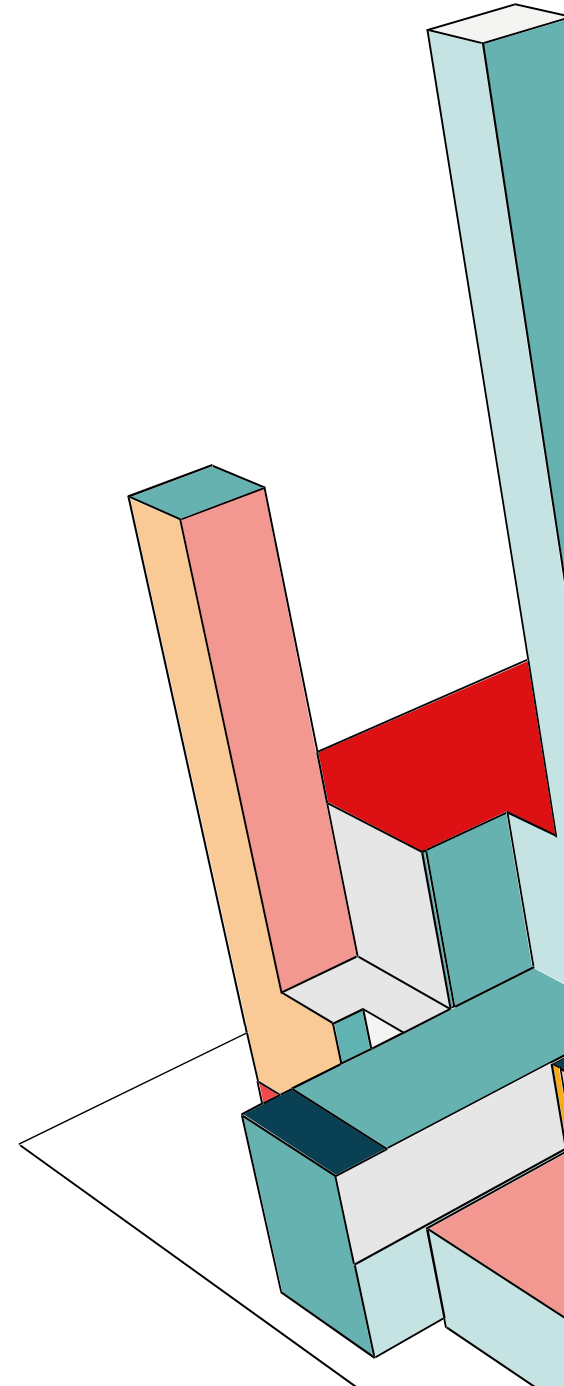
LIMITS AND RESTRICTIONS

Where Prohibited

- State Land Use Conservation
- Affordable housing project
- Any location prohibited by ordinance.

Other Restrictions

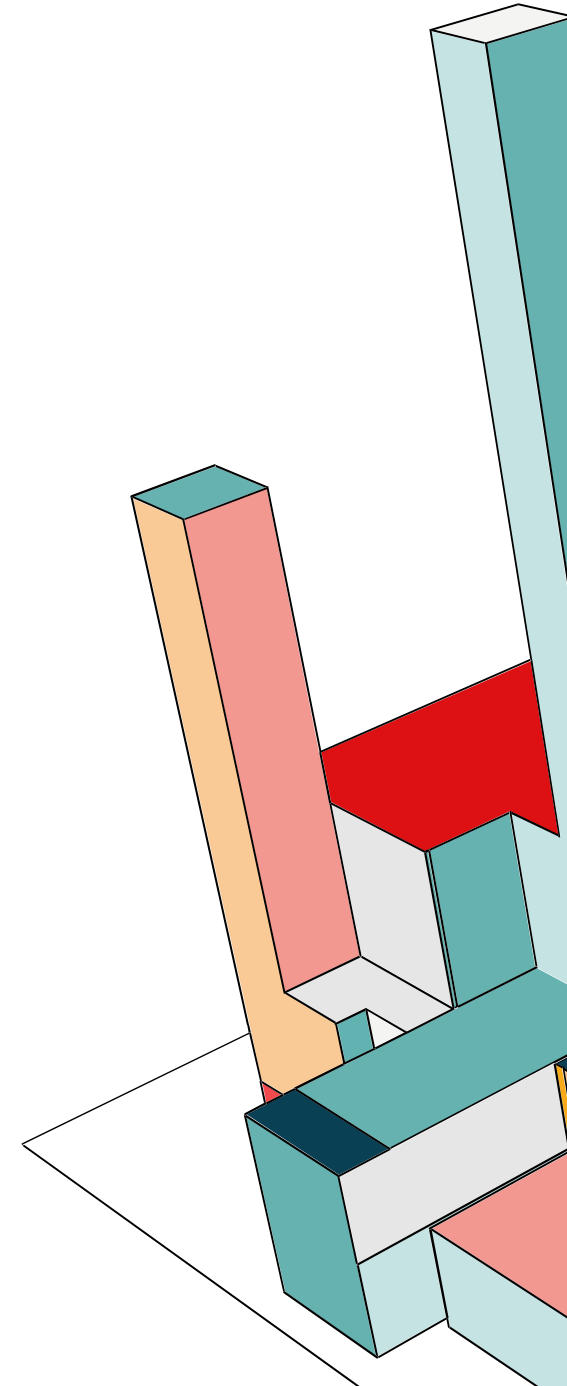
- Only one dwelling unit may be an STVR
- Sufficient sewer and water service
- 1,250 square foot maximum



CLOSING

Please read the ordinance itself. I hit the highlights. There is more to the bill so please refer to the bill or Chapter 25-6-30 HCC.

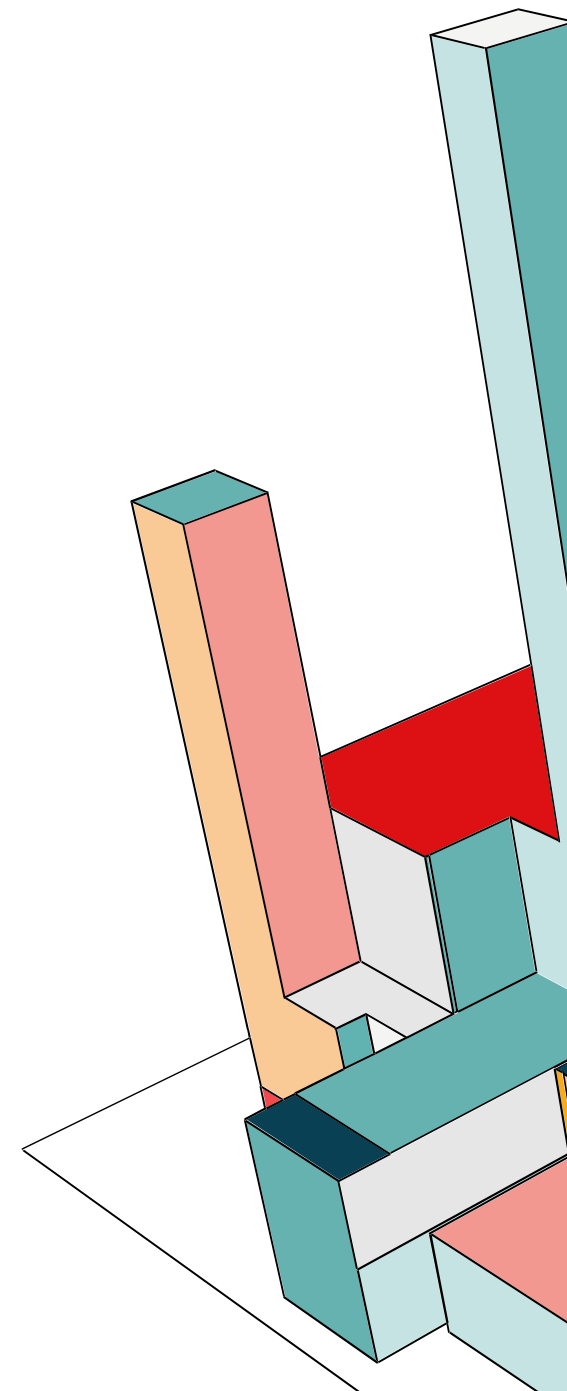
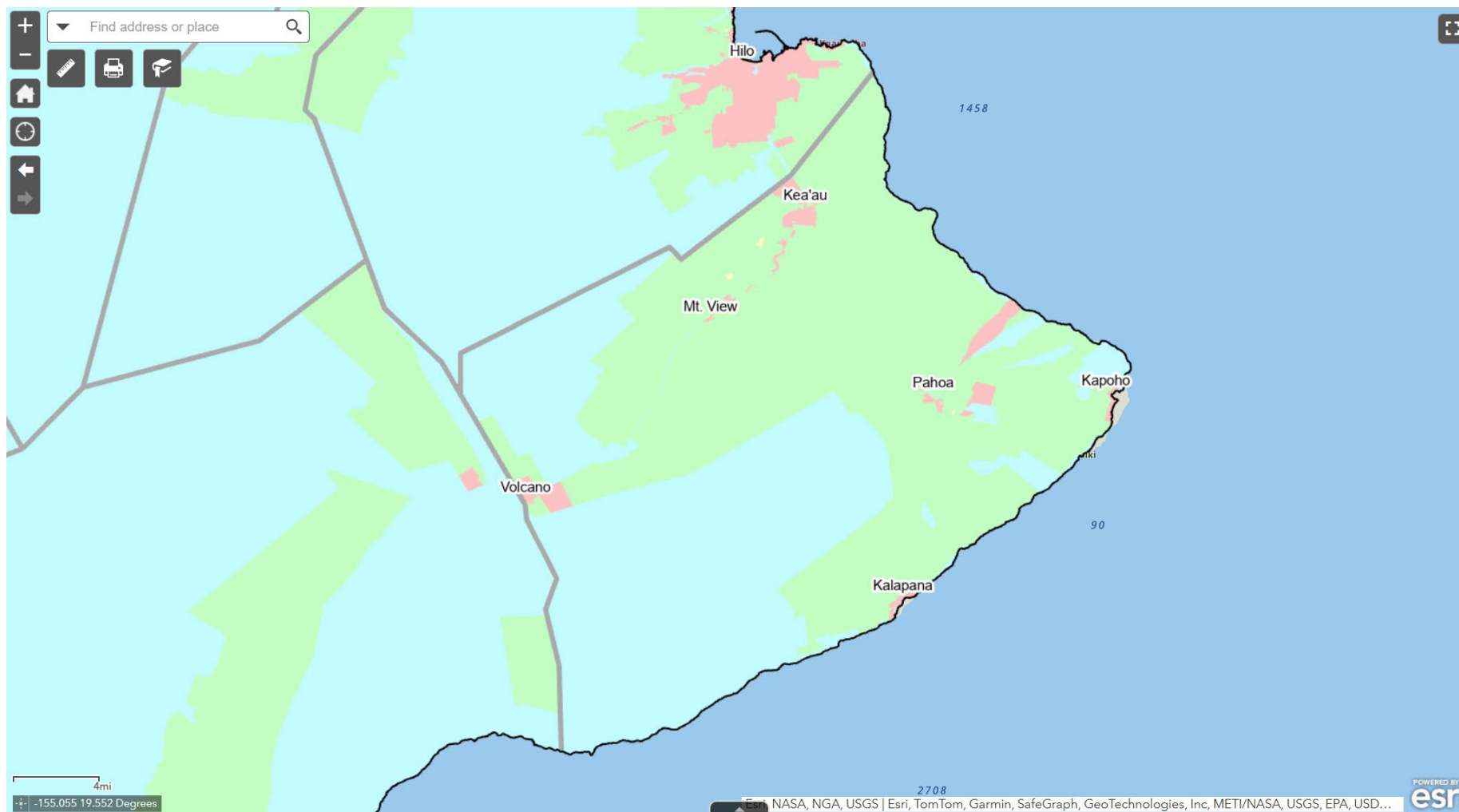
For specific information about your particular situation, please contact the Planning Department at planning@hawaiicounty.gov or (808) 961-8288



THANK YOU



WHERE ARE ADU'S ALLOWED – STATE PUNA DISTRICT



WHERE ARE ADU'S ALLOWED – COUNTY PUNA DISTRICT

