

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

MINUTES
FEBRUARY 6, 2025

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https://www.youtube.com/live/9V--5XL6dE4?si=c_AMC1uB65yCF6MG

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Prior to the start of the meeting, Chairman Louis Daniele III addressed the audience and thanked everyone who submitted testimony on the General Plan 2045, noting its diversity and expressing appreciation for all concerns raised. He also stated that if the Commissioners are seen looking at their computers or writing things down, they are conducting their own research on the subject matter while still actively listening and paying attention. He further emphasized that the Commissioners are volunteers serving as part of their civic duty, making it clear that there is no ulterior motive and no financial gain from the outcomes of these meetings. *[SEE YOUTUBE TIMESTAMP 9:48]*

The Windward Planning Commission met in a Special General Plan Continued meeting on Thursday, February 6, 2025, at 9:02 a.m., in the County of Hawai‘i, Council Chambers, 25 Aupuni Street, Hilo, Hawai‘i, with Chairman Louis Daniele III presiding. This meeting was streamed live on YouTube.

COMMISSIONERS PRESENT: Louis Daniele III (Chairman), Wayne De Luz, Chantel Perrin (Vice Chair), and Gordon Takaki.

COMMISSIONER ABSENT AND EXCUSED: Lauren Balog.

ALSO PRESENT: Dakota “Cody” Frenz, Esq. (Counsel to the Commission) who is covering for Deputy Corporation Counsel Suzanna Tiapula, Jeffrey Darrow (Planning Director), and Planning Department staff.

There were approximately eight members of the public in the audience.

A quorum was present. Chairman Louis Daniele III called the meeting to order at 9:02 a.m. and introduced the Commissioners. Staff introductions were made. *[SEE YOUTUBE TIMESTAMP 10:58]*

Chairman Louis Daniele III mentioned to keep your testimony respectful and delivered with aloha to him as Chair and stated that personal attacks and disruptive behavior will not be permitted at the meeting and may be paused or ended by the Chair at any time if necessary to maintain decorum. It was stated that public testimony is limited to three minutes and asks to respect that time limit so the Commission can hear as many of them as possible

Chairman Louis Daniele III asked each Commissioner to confirm they had reviewed all materials, including written public testimony related to the agenda item being reviewed today. Each Commissioner verbally confirmed they had done so. He then made some housekeeping announcements, reminding attendees to silence their cell phones and indicating the location of the public restrooms. Chairman Louis Daniele III also instructed anyone wishing to testify to complete the yellow sign-up form at the staff table and to submit any written testimony that had not been previously submitted. *[SEE YOUTUBE TIMESTAMP 13:53]*

INTRODUCTION AND OVERVIEW

Chairman Louis Daniele III explained that the purpose of this meeting is to allow all interested persons the opportunity to comment on the final draft of the County of Hawai'i General Plan 2045 and the Commission to review and submit its recommendations to the County Council by March 24, 2025. He noted that the Commission will hold meetings through March 2025 to review the draft General Plan.

He outlined the format of these meetings, which will include a staff presentation, followed by public testimony, and then Commission questions to staff, discussion, and action on the draft Plan. For example, the Planning Department will present on the section covering Sustainable Development and Resilient Communities – the Transportation Access and Mobility, Public Utilities, Public Facilities and Services, Housing for All and Integrated Systems. Chairman Louis Daniele III also emphasized that the public may testify on any section of the draft Plan at each meeting until public testimony is closed. Once public testimony has concluded, the Commission will have the opportunity to ask questions of Planning Department staff.

He mentioned that at its November 4, 2024, meeting, the Commission passed a motion to provide a favorable recommendation to the County Council on the draft Plan. The motion will remain open until the final meeting, allowing Commissioners to propose changes by adding, removing, or revising language through subsidiary motions. At the last meeting, the Commission will review all amendments and vote on the main motion to finalize its recommendation to the County Council. He also noted the draft General Plan, and the meeting agenda could be found on the Planning Commission website or by visiting the website address posted on the agenda. *[SEE YOUTUBE TIMESTAMP 14:55]*

At 9:09 a.m., with approximately fifteen public members of the public in the audience, prior to the Planning Department staff presentation, April Surprenant referenced numerous testimonies received regarding the outreach efforts and meetings, including evening meetings held throughout the process. She presented slides outlining the various types of workshops conducted, such as engagements with community groups and “Road Shows,” where staff were invited to present at other community meetings, answer questions, and gather input. She noted

that the action committee meetings and community meetings were held, with most taking place in the evening or on weekends. Only a few meetings were scheduled outside these times, and examples were provided.

April Surprenant mentioned that press releases were distributed at the start of the outreach efforts to all TV stations, radio stations, newspapers, and other media outlets through the mayor's office. The press releases were coordinated by the mayor's office, and public service announcements were aired on various radio stations. Additionally, newspaper articles were published in multiple local newspapers and shared on the County's listservs, where people can sign up to receive information about the General Plan and other meetings within the Planning Department. The Planning Department and other departments also have this information available. She stated that meeting notices were sent to all listservs within the County, not just those managed by the Planning Department, in an effort to reach as many people as possible. She emphasized that she wanted the Commission to understand the extensive efforts the department had undertaken throughout the duration of the project.

April Surprenant provided a brief timeline, stating that the comprehensive review process began in 2015. She noted that Chapter 16 of the 2005 General Plan outlines a specific process for this review. According to the notes, this nine (9)-year process was originally intended to be completed in three (3) years. However, it was delayed due to factors such as the volcanic eruption, changes in administration, and other issues previously discussed in meetings. As a reminder, April said that a public draft was released in 2019 with extensive outreach efforts, primarily focused on draft policy language. The department recognized that it was not a complete plan but sought community feedback on the drafted language and maps. A significant amount of input and information was gathered and incorporated into the new draft, which was released in 2023 and included substantial new narratives. At that time, April explained that extensive public outreach was conducted through workshops, public meetings, and community meetings, where additional input was gathered. Based on this feedback, additions and some changes were made to the new draft, such as including the glossary at the front of the plan and a list of acronyms for reference. April stated that the final release is the recommended draft that you have in front of you today.

As a reminder, April referenced a slide with a timeline provided in earlier presentations to the Planning Commissions, which included all the workshops. She stated that the latest recommended draft was released, as required in the 2005 General Plan, Chapter 16.1(4), for additional comments. Further workshops and community meetings were held, and in accordance with the General Plan, public comments were halted as part of the process. However, public comments continued to be accepted. April explained that the Plan is now with the Planning Commissions, which have 150 days for review and recommendations, starting from October 25, 2024, with a deadline of March 24, 2025, to forward their recommendation to the County Council. The County Council will then review all the recommendations made by the Commissions and the Planning Director, along with all public comments received to date. They will deliberate, make changes if necessary, and ultimately adopt the final document. *[SEE YOUTUBE TIMESTAMP 18:23]*

At 9:17 a.m. with approximately fifteen members of the public in attendance, the Planning Department staff April Surprenant and Janice Hata gave their presentation. *[SEE YOUTUBE TIMESTAMP 25:19] [SEE EXHIBIT A – PowerPoint Presentation 02-06-2025]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEM

At 9:34 a.m. the Commission took up this item with approximately thirteen public members present in the Council Chambers. *[SEE YOUTUBE TIMESTAMP 42:28]*

Nine individuals provided testimony in-person:

1. Donna Grabow *[SEE YOUTUBE TIMESTAMP 44:12]*
2. Wendi Keanu *[SEE YOUTUBE TIMESTAMP 47:09]*
3. Kalei Kailikini *[SEE YOUTUBE TIMESTAMP 51:35]*
4. Shaylene Fahey *[SEE YOUTUBE TIMESTAMP 55:00]*
5. Shannon Fisher *[SEE YOUTUBE TIMESTAMP 58:43]*
6. Chris Hirose *[SEE YOUTUBE TIMESTAMP 1:02:02]*
7. Michelle Melendez *[SEE YOUTUBE TIMESTAMP 1:05:43]*
8. Millicent Cummings *[SEE YOUTUBE TIMESTAMP 1:13:47]*

Six individuals provided testimony on Zoom:

1. Dyanne Christensen *[SEE YOUTUBE TIMESTAMP 1:17:00]*
2. April Lee *[SEE YOUTUBE TIMESTAMP 1:21:23]*
3. Elizabeth Cook *[SEE YOUTUBE TIMESTAMP 1:25:09]*
4. Julie Schaus *[SEE YOUTUBE TIMESTAMP 1:28:35]*
5. Lamaku Lauren Mikahala Roy *[SEE YOUTUBE TIMESTAMP 1:30:46]*
6. Eugene Elmer *[SEE YOUTUBE TIMESTAMP 1:36:32]*

There were two additional individuals on Zoom with the Zoom host unable to connect with the individuals, Chairman Louis Daniele III called a recess at 10:32 a.m. *[SEE YOUTUBE TIMESTAMP 1:40:49]* and the meeting was reconvened at 10:46 a.m. *[SEE YOUTUBE TIMESTAMP 1:54:55]*

Testimony provided on Zoom resumed with seventeen members of the public in attendance.

7. Josephine Keliipio *[SEE YOUTUBE TIMESTAMP 1:55:46]*

An additional individual provided testimony in-person:

9. Kevin Hill *[SEE YOUTUBE TIMESTAMP 1:59:27]*

At 10:55 a.m. Chairman Louis Daniele III opened the floor allowing the Commissioners to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 2:03:05]*

Chairman Louis Daniele III began questioning the Planning Department staff, stating that he believed there needed to be clarification on what exactly the draft General Plan is, what is in it, and whether it is a law. *[SEE YOUTUBE TIMESTAMP 2:03:18]* In response, April Surprenant referred to the purpose and authority outlined on Page 28 of the Plan, which clearly states its purpose and authority. She also pointed to the County Charter, Section 3-13, which states, “The

County Council shall adopt by ordinance a General Plan which shall set forth the Council's long-range policy for the comprehensive physical, economic, environmental, and sociocultural well-being of the County." She explained that the Plan provides further details of its meaning and implications. April noted that while the General Plan is a high-level document, certain aspects carry the force and effect of law as it is adopted by ordinance. She recommended that the Commission defer to their Corporation Counsel for further elaboration.

April explained that implementing the policies in the General Plan requires additional actions, such as code changes or adjustments by state agencies or county departments. She noted that this plan is more detailed than the 2005 General Plan, providing clearer actions for transparency. An implementation section, including a table outlining actions and responsible agencies, will be presented in a future meeting. She emphasized that many policies and actions are not mandates but rather options or opportunities for residents, visitors, and officials to consider. April clarified that the plan does not mandate vehicle ownership choices, such as requiring electric vehicles, but rather emphasizes the county's goal of increasing renewable energy use and adopting renewable energy vehicles. The focus is on resilience—reducing reliance on imports and promoting a circular economy where the island supports its own economic and commercial activities. She noted that the Commission has not yet discussed the economy in detail but will do so in a future meeting. *[SEE YOUTUBE TIMESTAMP 2:04:36]*

Vice Chair Chantel Perrin asked if they could review the land use maps, comparing the old versus the proposed version. *[SEE YOUTUBE TIMESTAMP 2:08:53]* In response, the Planning Department staff displayed the map on the screen. April Surprenant explained that the map was now displayed, with the proposed General Plan on the left as the leading layer and the 2005 General Plan on the right as the trailing layer. She pointed this out for anyone wanting to navigate the map independently and emphasized that this setup allows for a direct comparison between the current and proposed plans, as requested. *[SEE YOUTUBE TIMESTAMP 2:10:18]*

Vice Chair Chantel Perrin asked April how much land was converted from Urban to Conservation? *[SEE YOUTUBE TIMESTAMP 2:11:05]* In response, April explained during the presentation that as they reviewed the General Plan, bar charts showed how much land had been converted. She stated that about 100,000 acres were added to conservation from 2005 to the proposed 2045 plan. However, 99% of that land falls under State Land Use conservation, meaning it remains conservation land regardless of the general plan. The current General Plan does not indicate State Land Use conservation, but since State law prevails in these cases, the update ensures consistency. For example, much of the island's coastline is already designated as State Land Use conservation, so it has been noted as such instead of open space or recreation, as it was in 2005. *[SEE YOUTUBE TIMESTAMP 2:11:17]* Vice Chair Chantel Perrin asked for clarification, repeating, you said 99% was State land that was converted to conservation. What was the remaining 1%? Were any of those private landowners? And if so, were they notified of this change? *[SEE YOUTUBE TIMESTAMP 2:13:29]* April responded, "yes", all landowners whose properties were shifted from an urban use or similar designation to open space, recreation, or conservation were required to be notified in writing pursuant to the General Plan and we have done that. *[SEE YOUTUBE TIMESTAMP 2:13:40]*

Vice Chair Chantel Perrin followed up, asking, upon notifying them in writing, “do they have the opportunity to have it changed back, considering they own the land and have likely invested in it for its value”? April responded, we’d have to run a query to answer part of your first question, which would take some time. I can’t do it on the spot today. We would need to determine how much urban land was converted to conservation, meaning State Land Use Urban to General Plan Conservation, I believe that’s what you’re asking? Vice Chair Chantel Perrin said “yes” and asked if affected landowners are being compensated since the land value changes when converted from State Urban to State Conservation. Along with being notified, do they have the opportunity to change it back, considering they likely purchased and invested in the land based on its original value. *[SEE YOUTUBE TIMESTAMP 2:14:00]*

April responded that she would need to run a query to answer part of the question but clarified that the county is legally not allowed to take land without compensation. She emphasized that the county is not taking any land, and if it were, compensation would be required. She explained that private land with existing conservation easements may have been designated as conservation on the map because those easements remain with the land permanently. However, zoning does not change. The General Plan is a broad, high-level vision for the future, but if a property already has urban or commercial zoning (such as CV under Chapter 25 of the Hawaii County Code), landowners can still use their property as permitted. Residential properties, for example, can still be developed in accordance with their zoning regulations. *[SEE YOUTUBE TIMESTAMP 2:15:20]*

Planning Director Jeffrey Darrow clarified that April was answering the question correctly, but there seems to be a misunderstanding. He emphasized the clear difference between State Land Use Conservation, State Land Use Urban zoning, General Plan Conservation, and urban-type General Plan designations. The plan is only updating the General Plan designation to match conservation-zoned lands—it is not changing urban lands. He reiterated that while notification letters are sent out, the majority of affected land is already State Land Use Conservation. In cases where land is changed, it is often PONC land acquired by the county for conservation or open space purposes or nonprofit-owned land designated for preservation. The biggest misunderstanding, he noted, is the belief that this process changes zoning—which is not true. Zoning remains the same unless a future action, such as rezoning or an SMA permit, takes place. That is when the General Plan would come into play. *[SEE YOUTUBE TIMESTAMP 2:16:58]*

Chairman Louis Daniele III suggested adding clarification about State Land Use designations to help the public understand the differences. He acknowledged that land designations can be complex, as the same piece of land can have different designations at the County, State, or LUPAG levels, leading to some overlap. He then brought up another topic, asking for discussion on Transfer of Development Rights (TDR). He noted that several testifiers and written testimonies had inquired about it and requested clarification. *[SEE YOUTUBE TIMESTAMP 2:19:06]* April explained that Transfer of Development Rights (TDR) is a tool used to relocate development from high-risk areas, such as flood zones, to more suitable locations. She referenced an example from the bayfront area, where a similar approach was utilized. While TDR is authorized by state legislation, the County does not yet have any legislation or codes in place to implement it. If the County chose to establish a TDR program, it would designate sending areas – high-risk locations where development rights could be transferred from.

receiving areas – areas with better resources or infrastructure where development could be relocated. For example, a homeowner in a flood-prone area could transfer their right to build a house to a safer location. In some cases, they might be allowed to increase density, such as building two houses instead of one or transferring commercial development rights to expand square footage in a different location. This process allows property owners to preserve development opportunities while relocating to more suitable areas. [SEE YOUTUBE TIMESTAMP 2:20:07] In follow-up, Chairman Louis Daniele III asked if the transfer of development rights is voluntary for the landowner, and April confirmed, “yes.” [SEE YOUTUBE TIMESTAMP 2:22:33]

Chairman Louis Daniele III asked if there was anything in the plan related to biofuel, noting that while electric options were mentioned, biofuel wasn’t included. He suggested that waste oil, such as cooking oil, could be a good resource for biofuel on the island. [SEE YOUTUBE TIMESTAMP 2:22:49] April acknowledged Chairman Louis Daniele’s question and confirmed that biofuels are indeed addressed in the plan. She explained that biofuels are discussed in several sections: the energy section, the climate section as an opportunity, and the economy section, with mentions of supporting research and development for biofuel products and projects. She noted that while biofuels are scattered throughout the plan, they are recognized as a viable option. [SEE YOUTUBE TIMESTAMP 2:23:16]

DISCUSSION AND DELIBERATION

COUNTY OF HAWAI‘I GENERAL PLAN 2045

Discussion 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.

At 11:16 a.m., Chairman Louis Daniele III said, “we will now begin the discussion and deliberation portion of the meeting.” There is a motion on the floor to forward the General Plan to the County Council with a favorable recommendation. This is the time for Commissioners to provide their input and express their opinions. I will be calling on each Commissioner to explain their position on either the current section of the General Plan or prior sections reviewed. The floor is now open for discussion. [SEE YOUTUBE TIMESTAMP 2:24:15]

Chairman Louis Daniele III started the discussion by saying, I think we should redact some things from this document, and climate change is one of them. When I read this, all I see is climate change, and it’s a tough topic because we don’t fully understand the planet’s phases. It’s a big issue in government, but living in Ka‘ū and Ocean View, we deal with pollution from the volcano. Right now, it’s releasing hundreds of tons of pollution, and I’ve had a stuffy nose for weeks and we even had Pele’s hair here. Our island isn’t like Los Angeles or Mexico City, where pollution just sits. We have the trades that blow it off the island. With only about 200,000 people here, we’re not producing 100 tons of CO2 per day. I think we should take out climate change from this document because I don’t see how our activities are affecting the climate. This plan needs to be more suited to our state and our people. From what I’m hearing

in the testimonies, we really need to think about this, especially when Mother Nature is our biggest polluter. *[SEE YOUTUBE TIMESTAMP 2:25:08]*

In response, April Surprenant said it's up to you as a commission, but I want to point out that the climate change information in this plan comes from our Hawai'i County Climate Action Plan, which was reviewed, publicly available, and adopted by the County Council. It also includes information from various State plans that apply to the whole state and individual counties. All our sources are available online for reference. I understand your point, but I wanted to highlight that this comes from both our County and State. *[SEE YOUTUBE TIMESTAMP 2:28:18]*

Chairman Louis Daniele III brought up that while biofuel is mentioned, there seems to be a stronger focus on electric vehicles. He pointed out that there are about 32,000 electric vehicles registered statewide but only 322 charging stations. He asked, "Don't you think the infrastructure needed for electric vehicles would outweigh the benefits, especially since we already have infrastructure based on petroleum?" He emphasized his support for biofuels because they could use the existing infrastructure. He also raised concerns about the plan, asking how we are going to fund all of this and where the money will come from if these ideas move forward? *[SEE YOUTUBE TIMESTAMP 2:29:50]*

April stated that they found "electric vehicles" mentioned eight times in the plan, similar to "biofuel." Research with the motor vehicle department showed about 6,600 EVs on the island over the last decade, and the Fire Department reported two EV-related fires in that time. They are working on finding the number of EV charging stations. She emphasized that the plan does not prohibit regular vehicles and highlighted the role of biofuels in diesel equipment. The goal is to explore new technologies and innovations to increase the use of renewable energy. *[SEE YOUTUBE TIMESTAMP 2:31:06]*

Chairman Louis Daniele III next asked about public transportation and stated there is only the Hele On bus here. He asked if there are any plans to expand the system, noting that it currently runs through Ocean View a few times a day. He inquired whether there are plans for more buses or increased service, given the island's unique layout with distant population centers. He acknowledged that public transportation works well in urban areas but questioned alternatives here beyond the bus. He also mentioned past inconsistencies in reliability and fare charges and asked where the funding for the Hele On bus comes from since it currently operates without a fare. *[SEE YOUTUBE TIMESTAMP 2:33:32]* April clarified that she does not work for Mass Transit Agency (MTA) but shared her understanding based on her experience working with them. She explained that most of the funding for the MTA bus system comes from federal transit funds, with additional support from the county's General Excise Tax (GET). However, the federal funds are designated specifically for transit services. It is my understanding that MTA has been expanding and will continue to expand its fleet. Since buses are very expensive, they sometimes purchase used buses from other counties, which can lead to maintenance issues. MTA also contracts with Roberts, whose buses display the Hele On sticker, to supplement services and expand routes. While I don't have exact numbers, increasing service is part of their master plan. *[SEE YOUTUBE TIMESTAMP 2:35:05]*

Vice Chair Chantel Perrin asked how the County's Street design connects with the mass transit system and if they could elaborate on that. *[SEE YOUTUBE TIMESTAMP 2:37:29]* April explained that the street design manual serves as a guide outlining various roadway design options based on right-of-way widths and intended uses. Some roads are well-suited for sidewalks, bike lanes, or a combination of both. Addressing transit concerns, she noted that buses often stop in travel lanes, causing traffic backups on two-lane roads. To mitigate this, the manual recommends implementing bus pull-outs where feasible. These allow buses to move out of the travel lane while picking up or dropping off passengers, keeping traffic flowing smoothly. Some of these bus pull-outs already exist in locations like Pahoa. So that's part of the interchange change between the roadway design manual and the bus transit system. *[SEE YOUTUBE TIMESTAMP 2:38:29]*

Vice Chair Chantel Perrin asked if there was a map available showing the current and planned locations, starting with Hilo and illustrating the progression across the islands. *[SEE YOUTUBE TIMESTAMP 2:40:02]* In response, April Surprenant stated that the transit maps we have are located in the back of the General Plan, along with what she believes are the existing routes. However, she clarified that the transit map is not included in the current document because transit routes frequently change as needed. She initially thought the map was in the document but realized it was not. To obtain the most up-to-date information, she advised referring to the mass transit agency, which provides all their routes online. Planning Director Jeffrey Darrow then stated that the map is on Page 279. *[SEE YOUTUBE TIMESTAMP 2:40:12]*

Vice Chair Chantel Perrin asked for confirmation, "Map 17 on Page 279?" April responded, "yes," and added that this is the most current information available from the mass transit agency. As a follow-up, Vice Chair Chantel Perrin inquired about any proposed changes to the transit system. *[SEE YOUTUBE TIMESTAMP 2:42:02]* April replied that she would need to reference the mass transit agency for specifics. She noted that while changes might include additional stops or increased bus frequency, they would not necessarily alter the existing transit maps and so it would be more about their timetables—when and where buses are running—and how quickly they can adjust service based on demand. *[SEE YOUTUBE TIMESTAMP 2:42:03]*

An additional question was asked by Vice Chair Chantel Perrin whether a presentation from the MTA could be requested regarding this issue, as it is part of the General Plan and a significant concern for the community. She emphasized the importance of transparency for this growing community and inquired whether any action could be taken. *[SEE YOUTUBE TIMESTAMP 2:42:41]* Planning Director Jeffrey Darrow explained that the General Plan sets goals, objectives, and policies for the county, along with actions for both the county and the community. Regarding public transportation, the plan outlines desired objectives for mass transit, but no actions have been taken yet since the plan has not been adopted. The plan serves as a future growth directive to guide changes moving forward. He noted that bringing in the mass transit agency would likely result in a discussion about their current operations rather than future plans, as their direction is still based on the existing plan until the new one is approved. *[SEE YOUTUBE TIMESTAMP 2:43:06]* April added that the policy includes maximizing regular and paratransit services, which aligns with the plan's directive for future improvements. She noted that the transit agency is already working toward this goal but is limited by budget and

resources. To expand services, they are partnering with organizations like Roberts to supplement their capacity. *[SEE YOUTUBE TIMESTAMP 2:44:47]*

Vice Chair Chantel Perrin emphasized the importance of multimodal transportation across the island, especially for aging kupuna and growing communities. She suggested that, similar to land use, mass transit plans should clearly show proposed upgrades and changes. She urged for more transparency by providing examples of past changes, current goals, and collaboration efforts to help the community better understand and support the General Plan 2045. *[SEE YOUTUBE TIMESTAMP 2:45:48]*

Chairman Louis Daniele III noted that the term “cluster” can have a negative connotation, like words like “shareholder” and “stakeholder.” He suggested that some wording in the plan might lead to misunderstandings. He acknowledged a motion to change “shareholder” and expressed that “cluster housing” shouldn’t be misunderstood as building large tenement-style buildings. *[SEE YOUTUBE TIMESTAMP 2:47:53]*

Director Jeffrey Darrow clarified that terms like “cluster” and “planned unit development (PUD)” have been in the zoning code for over 20 years and are not new concepts. He emphasized that even if these terms changed in the general plan, the zoning code—where they are actually applied—would remain the same. These are simply development tools that developers can choose to use but are not required to. He encouraged reviewing the zoning code to better understand how these tools function, reiterating that they are optional, not mandatory. *[SEE YOUTUBE TIMESTAMP 2:49:20]*

April explained that “cluster” is a common industry term in planning and development. She noted that using this term in the general plan helps those searching for related opportunities. She also gave an example of an industry cluster, such as the Waikoloa resort community, which includes housing, hotels, golf courses, and other amenities. While some may find the term concerning, she emphasized that it has been used in county planning for over 20 years and remains an important reference for developers. *[SEE YOUTUBE TIMESTAMP 2:50:45]*

Director Jeffrey Darrow stated that he doesn’t recall many cluster plan developments being submitted, and if any have, they are very rare. However, he has seen planned unit developments (PUDs), which are similar. He explained that the most recent PUD involved a local family wanting to preserve archaeological sites on their property while creating smaller lots than zoning typically allows. This tool gave them the flexibility to do so. He contrasted this with standard subdivisions, which simply divide land into uniform lots. PUDs offer more design flexibility, allowing for open spaces, parks, forests, or archaeological site preservation. He reiterated that this is an optional tool, not a requirement. *[SEE YOUTUBE TIMESTAMP 2:52:12]*

Vice Chair Chantel Perrin asked whether there is a legal requirement to use specific development terminology. *[SEE YOUTUBE TIMESTAMP 2:54:02]* Director Jeffrey Darrow responded that he wasn’t sure about the question but clarified that if there is discomfort with a particular term in the plan, a motion can be made to change it. However, he emphasized that changing the term in the general plan would not affect its use elsewhere. *[SEE YOUTUBE TIMESTAMP 2:54:18]* Vice Chair Chantel Perrin suggested adding a clarification in parentheses next to the word

“cluster” to make it more relatable for kanaka and kama‘āina. She noted that the concept of clustering is like traditional terms like Ahupua‘a, moku, and hui, which are familiar in the community. She asked if it would be possible to adjust the wording while keeping “cluster” to ensure it resonates with local cultural understanding. *[SEE YOUTUBE TIMESTAMP 2:54:45]* Director Jeffrey Darrow agreed, stating that this is precisely why they are having these discussions. He emphasized that motions can be made, votes can be taken, and any proposed changes can be forwarded to the council for consideration. *[SEE YOUTUBE TIMESTAMP 2:55:31]*

Chairman Louis Daniele III suggested including real-life examples to help clarify the meaning of “clustering” or “cluster.” He noted that while definitions are provided, people might better understand the concept if specific projects, such as one in Kona, were referenced. Providing concrete examples would make the term more relatable and easier to grasp. Director Jeffrey Darrow agreed, suggesting that visuals could help clarify the term. He noted that sometimes a term alone may not resonate with everyone, but a visual representation could better illustrate its meaning. Chairman Louis Daniele III emphasized that people learn in different ways—some visually, some by reading, others through experience or listening. He suggested that incorporating various learning methods could help the community better understand certain terms and concepts. *[SEE YOUTUBE TIMESTAMP 2:55:52]*

Chairman Louis Daniele called a 10-minute recess at 11:49 a.m. [SEE YOUTUBE TIMESTAMP 2:57:42] and reconvened the meeting at 11:59 a.m. [SEE YOUTUBE TIMESTAMP 3:08:06]

Commissioner Wayne De Luz praised the mobility section for providing broad guidance for the future. He discussed rapid advancements in transportation, including alternative fuels and electrification. However, he noted that EVs are not an affordable option, costing over \$40,000, and that limited charging infrastructure on the Big Island makes widespread adoption challenging. He emphasized that mass transit works best in high-density areas, which is not the case for much of the island. Housing development is expanding into distant areas like Ocean View and Puna, further complicating transportation solutions. He acknowledged the commission’s efforts, including Bill 122, which allows more units per lot to help address housing shortages.

As a construction professional, he pointed out that rising building costs are driven not just by materials, labor, and land but also by stricter building codes that significantly increase expenses. He stressed that while regulations aim to improve safety, they also make housing less affordable. Commissioner Wayne De Luz concluded by commending April and her team for providing flexibility in the General Plan. He highlighted the importance of balancing development with environmental concerns, referencing a recent decision to reject a large development due to its potential impact on water quality. He emphasized that the commission is listening and taking a practical approach to addressing critical community issues. *[SEE YOUTUBE TIMESTAMP 3:08:50]*

Chairman Louis Daniele III expressed concerns about the affordability of housing, echoing Commissioner Wayne De Luz’s point. He noted that while affordable housing is often discussed in development plans, what is considered “affordable” remains unclear. He pointed out that

median home prices on O‘ahu are around a million dollars, making affordability a challenge. He agreed with Commissioner Wayne De Luz that building homes takes a long time and is costly, despite Hawai‘i’s mild climate. He reflected on older single-wall homes in Hilo, including one he lived in that was over 100 years old but still standing. He questioned whether modern building requirements are always suited to Hawai‘i’s unique conditions and emphasized the need for policies tailored specifically to the state and county. Chairman Louis Daniele III also supported Vice Chair Chantel Perrin’s suggestion of incorporating Hawaiian language terms, possibly with a hyphen or slash, to enhance relatability and understanding. *[SEE YOUTUBE TIMESTAMP 3:16:51]*

In response to Chairman Louis Daniele’s comments, Commissioner Wayne De Luz agreed that incorporating Hawaiian language terms could make the plan more unique. He noted that April and her team had already provided references in the front section that could be used as a guide. As an example, he mentioned an earlier discussion about replacing the term “stakeholder” with a more locally appropriate word listed in the Glossary section. However, he acknowledged the Director’s statement that such changes were not planned. Still, he believed adding these touches to the General Plan would be beneficial. *[SEE YOUTUBE TIMESTAMP 3:19:16]*

Chairman Louis Daniele III agreed and expressed support for Commissioner Wayne De Luz’s suggestion. *[SEE YOUTUBE TIMESTAMP 3:20:07]*

MOTION FOR CONTINUANCE

Vice Chair Chantel Perrin moved, and Commissioner Wayne De Luz seconded, to continue the discussion on the General Plan at the Commission’s Special Meeting on Friday, February 7, 2025. A voice vote was taken, and the motion carried unanimously. Chairman Louis Daniele III thanked everyone for attending and contributing to this important document. *[SEE YOUTUBE TIMESTAMP 3:21:27]*

This hearing item ended at 12:13 p.m.

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Mar 15, 2025 17:55 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III

Louis Daniele III (Mar 17, 2025 07:34 HST)

Louis Daniele III, Chairman
Windward Planning Commission

Community Outreach Summary (2015-Present)

Public Meetings	# of Meetings
General Workshops	21
Technical Workshops	4
Topic-Specific Workshops	6
Roadshows/Community Group Meetings	27
Action Committee & Community Meetings	67
~ 4,420+ participants	

Other Outreach:

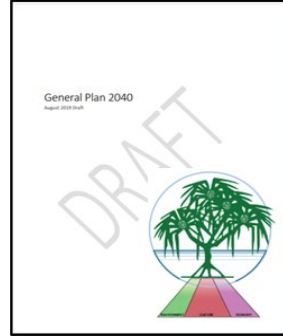
- 2015 Council Resolutions (7)
- Public Notices/Press Releases (32)
- Public Agency Meetings (37)
- Council Updates (26)
- Landowner Meetings (30)
- Public Comments:
 - 2015 (650+ comments)
 - 2019 Draft (4000+ comments)
 - 2023 Draft (2500+ comments)
 - 2024 Final Draft (900+ comments)

2024 Community Meetings were held from 5:00 to 7:00 p.m. in South Kona, Kaʻū, South Kohala, North Kohala, Puna, and North Hilo/Hāmākua. An online workshop was also held via Zoom in 2024.

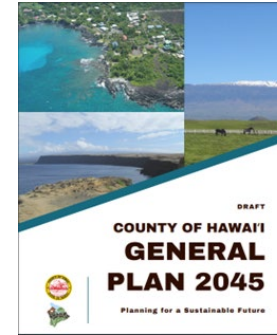
Windward and Leeward PC evening meetings were held on 12/05/24 and 12/19/24, respectively.

What Have We Been Doing?

2015 Initiated
GP Comp
Review



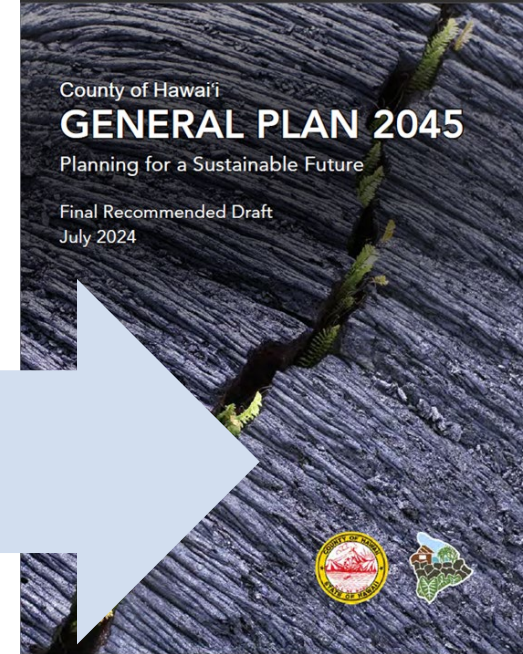
2023 Draft GP
2045 Public
Review



2019 Initial
Public Review of
Draft Policies



July 29, 2024
Release of Final
Recommended
Draft GP 2045



What to Expect Next?



July 29, 2024

Release of Dept
Recommended
Draft GP 2045



Sep 26, 2024

Public
Comment
Due



Mar 24, 2025

PC Forwards
Rec to Council



2005 GP 16.1(4)



21 Days
2005 GP 16.1(5)



30 Days
2005 GP 16.1(6)

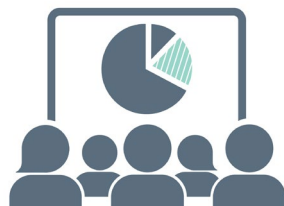


150 Days
2005 GP 16.1(8)



Aug 28-Sep 5

Final Public
Workshops

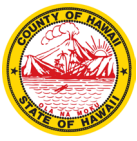


Oct 25, 2024

Planning Director
Submitted to PC



County of Hawai'i



General Plan Comprehensive Review

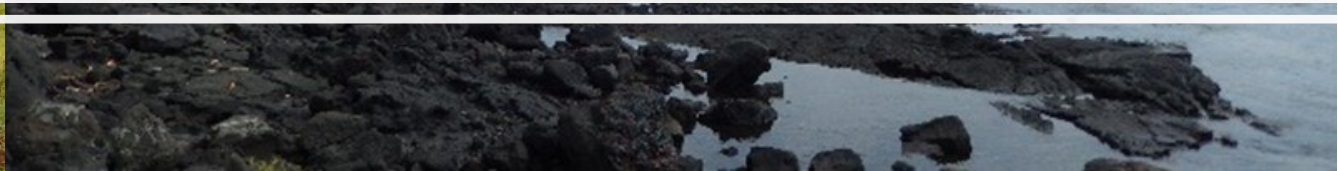
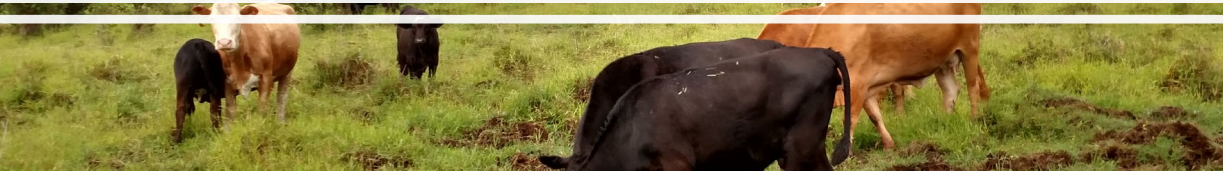
Windward Planning Commission

Sustainable Development & Resilient Communities:
Transportation, Public Utilities,
Public Facilities, Housing, &
Integrated Systems

February 6, 2025



Sustainable Development & Resilient Communities



Plan Chapters & Sections

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



Transportation Access & Mobility

Goal:

Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Transportation Objectives

*Active Living Corridors
& Public Access*

Mass Transit

Roadways

*Transportation Terminals:
Airports & Harbors*



Obj 16: Achieve a transportation system that is consistent with and will accommodate planned growth.



Obj 17: Increase transportation connectivity.



Obj 18: Increase mass transit ridership by 50 percent by 2045.



Obj 19: Reduce vehicle miles traveled (VMT).



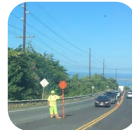
Obj 20: Achieve a transportation system that employs all modes of transportation at a community scale.



Obj 21: Incorporate green infrastructure to reduce stormwater runoff.



Obj 22: Increase transportation safety for transportation's most vulnerable users and reduce traffic fatalities.



Obj 23: Adequately maintain public transportation systems.



Obj 24: Improve accessibility to airports, harbor systems, and support facilities.

Transportation Policies & Actions

Example – *Active Living Corridors & Public Access*

Goal: Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Objective 17: Increase transportation connectivity.

Policy 17.1: Ensure Native Hawaiian access rights are clearly expressed in County code, policies, and procedures.

Policy 17.3: Prior to disposing of, leasing, or transferring public lands through County Property Management procedures, the County shall assess, document, and protect access to existing active living corridors that are located on County-owned parcels

Action 17.a: Develop and adopt a program to establish public access to historic [trails] and modern active living corridors and facilities that provide an island-wide route and connection to major destinations.

- These policies and actions strive to provide public access to and along the shoreline, mauka-makai connections by maintaining historic trails and implementing more urban multiuse paths to provide education, recreation, and transportation opportunities.

Transportation Policies & Actions

Example – *Roadways*

Goal: Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Objective 19: Reduce vehicle miles traveled (VMT).

Policy 19.4: Increase mobility for minors, non-licensed adults, low-income, elderly, and people with mobility limitations through prioritization of alternative means of transportation.

- The policy aims to promote inclusivity in transportation by prioritizing alternative modes of travel (e.g., walking, cycling, & public transit). The policy focuses on increasing mobility options for a range of people, recognizing that these groups often rely on alternative transportation modes.

Action 19.a: Continue to adopt the County Street Design Manual as the County's complete street design program/policy.

- This action provides a framework to implement the policy. The Complete Streets approach integrates considerations for all users (e.g., pedestrians, cyclists, public transit users, & drivers) into street design, creating a safer and more accessible transportation network.

Transportation Policies & Actions

Example – *Roadways*

Goal: Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Objective 21: Incorporate green infrastructure to reduce stormwater runoff.

Policy 21.2: Prioritize roadway drainage improvements in flood-prone areas.

- The island has many areas that are prone to flooding and this policy aims to prioritizing improvements starting with the most prone locations. This in turn will improve roadway access in times of need and safety for all users.

Action 21.a: Develop green infrastructure standards including right-of-way (ROW) landscaping, low-impact development (LID), and drainage.

- Green infrastructure techniques utilize vegetation, soils, and other elements to restore some of the natural processes required to manage water.
- This may include detaining or directing stormwater for infiltration at a slower rate before entering groundwater or marine environments.



Image along Ane Keohokalole Highway near Manawalea St. Landscaping was installed at curb cuts to filter road runoff. Further down, there is an inlet to a drywell, which is a common method of stormwater infiltration on this island.

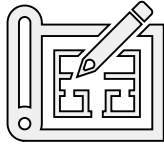


Public Utilities

Goal:

Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

Public Utilities Objectives



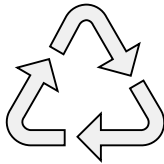
Obj 25: Improve the efficiency, reliability, and sustainability of essential infrastructure systems.

Drinking Water



Obj 26: Increase the protection of existing and potential sources of drinking water.

Wastewater Treatment & Reuse



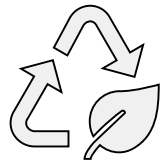
Obj 27: Planned and developed municipal sewer capacity is expanded to serve our Urban Growth Areas and reduce sewage-related impacts on water quality.

Stormwater Infiltration & Green Infrastructure



Obj 28: Increase green infrastructure practices.

Electricity & Renewable Energy



Obj 29: Strive towards energy self-sufficiency.

Telecommunications & Broadband



Obj 30: Advance policies, programs, and initiatives for public and/or private investment in broadband and telecommunications infrastructure.

Public Utilities Policies & Actions

Example

Goal: Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

Objective 25: Improve the efficiency, reliability, and sustainability of essential infrastructure systems.

Policy 25.2: Provide utilities and service facilities that minimize total cost to the public and effectively serve the needs of the community.

- These policies strive to ensure reliable utility systems that best reduce costs and do not have a negative impact on the natural environment and resources.

Policy 25.3: Utility facilities shall be designed to complement adjacent land uses and minimize pollution or disturbance of the natural environment and natural resources.

Policy 25.5: Encourage the clustering of developments to reduce the cost of providing utilities.

Public Utilities Policies & Actions

Example – *Broadband*

Goal: Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

Objective 30: Advance policies, programs, and initiatives for public and/or private investment in broadband and telecommunications infrastructure.

Policy 30.2: Develop and support a program of free, public-use broadband services at appropriate County-owned facilities, mass transit facilities, and other community anchor institutions.

- The intention of this policy is to promote digital equity by addressing accessibility challenges for residents.

Action 30.i: Pursue partnerships and funding for broadband initiatives and deployments.

- This action outlines an approach to achieve the policy goal. It emphasizes collaboration with partners to secure resources and expertise necessary for broadband deployment and expansion.



Public Facilities & Services

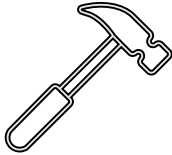
Goal:

Our communities are safe and protected and have access to integrative health, education, and social services to support a high quality of life for all residents.

Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.



Public Facilities & Services Objectives



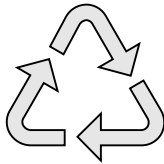
Obj 31: Adequately maintain public facilities.

Protective Services



Obj 32: Protect the health and well-being of residents and visitors.

Solid Waste Management



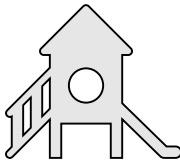
Obj 33: Achieve Zero Waste in Hawai'i County by 2045.

Education



Obj 34: Each community has access to a wide range of educational opportunities.

Recreation



Obj 35: Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities.

Community Health & Wellness



Obj 36: Each community has access to healthcare facilities, programs, or community-based care.

Public Facilities Policies & Actions

Example – *Recreation*

Goal: Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Objective 35: Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities.

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

- The intent of this policy is to create shared spaces that encourage interaction among diverse age groups, fostering a sense of community and maximizing the use of public resources.

Action 35.j: Develop local citizen leadership and participation in recreation planning, maintenance, and programming.

- This action emphasizes engaging community members in the decision-making and upkeep of recreational spaces. This ensures that the facilities and programs meet the community's needs and reflect its values.



Housing for All

Goal:

Residents have access to adequate and affordable housing to meet the needs of the population and provide equitable opportunities for household flexibility and mobility.



Objectives:

Diversify & Expand Housing
Manage Existing Housing
Increase Affordability

Housing Policies & Actions

Example

Goal: Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Objective 39: Prioritize providing quality affordable housing for Hawai'i's residents. (Create Housing Affordability)

Policy 39.4: Reduce the cost and time of processing land use and construction applications, particularly for affordable housing projects.

- The policy highlights the need to reduce the cost and time associated with processing applications, particularly for affordable housing projects. This aims to remove regulatory and administrative obstacles that can delay development and increase costs, which ultimately affects housing affordability and availability.

Action 39.c: Amend land use and building regulations to reduce costs and streamline the processing of affordable housing applications and facilitate concurrent applications when possible.

- The action provides an approach to achieving the policy goal by amending land use and building regulations. These amendments focus on reducing costs, streamlining processes, and enabling concurrent application reviews, which can significantly expedite project timelines.



Integrated Systems

Goal:

We employ integrated systems that are efficient, equitable, and organized to facilitate coordination and collaboration.



Integrated Systems Policies & Actions

Example

Goal: We employ integrated systems that are efficient, equitable, and organized to facilitate coordination and collaboration.

Objective 41: Maintain fiscal integrity, responsibility, and efficiency.

Policy 41.11: Projects involving more than one Department's assets shall be coordinated to define scoping, design, and construction needs.

- This policy interdepartmental coordination for projects that involve multiple departments' assets. By working together to align scoping, design, and construction needs, the County can reduce redundancies, streamline processes, and ensure that resources are used effectively across departments.

Action 41.d: Conduct cost-benefit analysis for new facilities and replacements.

- Conducting cost-benefit analyses for new facilities and replacements provides a structured approach to evaluate the financial and social impacts of proposed projects. This ensures that investments in infrastructure deliver maximum value to the community while minimizing unnecessary costs.

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 Avenue, 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_IQ49gu9TTqRMI4PDN

* Video recordings will be available after the event.

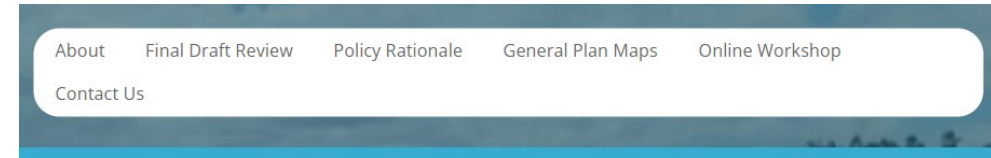
Community Meetings

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



<https://www.planning.hawaiicounty.gov/general-plan-community-planning/gp/comp>

Interactive Draft & Maps



Final Recommended Draft General Plan 2045

Open for Review

[Table of Contents](#) [Page 1 of 305](#) [Type to search](#) [Comment](#) [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.





<https://cohplanning.konveio.com/final-recommended-draft-general-plan-2045?document=1>

Next Steps

Review the plan section by section.

Next: Economy & Implementation

Tentative WPC Hearing Dates:

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

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

Tue, 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> or by calling 808-961-8288.



MAHALO

County of Hawai'i Planning Department