

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

MINUTES
MARCH 11, 2025

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The Windward Planning Commission convened for a Special General Plan Continued meeting on Monday, March 11, 2025, at 9:07 a.m., in the County of Hawai‘i, Council Chambers, located at 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 and JoNelle Fukushima.

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

Approximately fourteen members of the public were in the audience.

A quorum was present. Chairman Louis Daniele III called the meeting to order at 9:07 a.m. and introduced the Commissioners and staff. *[SEE YOUTUBE TIMESTAMP 0:25]* He then 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. *[SEE YOUTUBE TIMESTAMP 2:17]*

INTRODUCTION AND OVERVIEW

Chairman Louis Daniele III explained that the purpose of this meeting is to provide all interested persons the opportunity to comment on the final draft of the County of Hawai‘i General Plan 2045 and for the Commission to have an opportunity to review and submit its recommendations to the County Council by March 24, 2025. He outlined the meeting format, which will begin with public testimony. Although the Planning Department has completed its presentation of the draft Plan to the Commission, Commissioners may still ask questions of staff. The Commission will then discuss and propose subsidiary motions to add, delete, or revise language in the draft

Plan. At the end of the meeting, the Commission will either continue discussions the following day if more time is needed or proceed with a vote on the main motion made at its November 4, 2024, meeting, recommending the favorable recommendation to the County Council. *[SEE YOUTUBE TIMESTAMP 2:47]*

He then made some housekeeping announcements, reminding attendees to silence their cell phones and noting 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 1:15]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEM

At 9:12 a.m. the Commission took up this item with approximately fourteen public members of the public present in the Council Chambers. Chairman Louis Daniele III announced that public testimony would begin with in-person speakers, followed by Zoom participants, continuing until all were heard. He reminded everyone to keep their testimony respectful and delivered with aloha, emphasizing that personal attacks and disruptive behavior would not be allowed and could result in testimony being paused or ended to maintain decorum. He also noted that testimony was limited to three minutes and asked participants to respect the time limit to ensure as many voices as possible were heard. *[SEE YOUTUBE TIMESTAMP 3:56]*

Ten individuals provided in-person testimony:

1. Susan Forbes *[SEE YOUTUBE TIMESTAMP 6:14]*
2. Brad Kurokawa *[SEE YOUTUBE TIMESTAMP 9:52]*
3. Bridget Bales *[SEE YOUTUBE TIMESTAMP 14:18]*
4. Kalei Kailikini *[SEE YOUTUBE TIMESTAMP 17:37]*
5. Gene Tamashiro *[SEE YOUTUBE TIMESTAMP 22:15]*
6. Emily Naeole *[SEE YOUTUBE TIMESTAMP 26:17]*
7. Greg Kempainen *[SEE YOUTUBE TIMESTAMP 30:11]*
8. Sanoi Sao *[SEE YOUTUBE TIMESTAMP 33:38]*
9. Laka Otero *[SEE YOUTUBE TIMESTAMP 38:15]*
10. Megan Isaac *[SEE YOUTUBE TIMESTAMP 41:54]*

Five individuals provided testimony via Zoom:

1. Bob Douglas *[SEE YOUTUBE TIMESTAMP 45:16]*
2. Jacelyn Auna *[SEE YOUTUBE TIMESTAMP 48:59]*
3. Dave Webb *[SEE YOUTUBE TIMESTAMP 52:46]*
4. Josephine Keliipio *[SEE YOUTUBE TIMESTAMP 56:48]*
5. Shaylene Fahey *[SEE YOUTUBE TIMESTAMP 59:39]*

Chairman Louis Daniele called a 10-minute recess at 10:10 a.m. [SEE YOUTUBE TIMESTAMP 1:02:29] and reconvened the meeting at 10:26 a.m. [SEE YOUTUBE TIMESTAMP 1:18:10]

At 10:26 a.m., with four members of the public in attendance, Chairman Louis Daniele III thanked everyone for taking the time to attend and provide testimony, expressing appreciation for all the input received. He then opened the floor for the Commissioners to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 1:18:16]*

One additional individual provided in-person testimony:

11. Kevin Hill *[SEE YOUTUBE TIMESTAMP 1:20:24]*

At 10:30 a.m. Chairman Louis Daniele III allowed the Commissioners to proceed with any questions for the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 1:22:20]*

Vice Chair Chantel Perrin asked Planning staff if they were aware of inconsistencies between the Hāmākua CDP and the General Plan 2045, particularly regarding Hakalau Point. *[SEE YOUTUBE TIMESTAMP 1:22:20]* Planning staff member Bethany Morrison explained that testimony was received about two areas in the Hāmākua CDP. She noted that the zoning was carefully reviewed to ensure the maps were consistent. *[SEE YOUTUBE TIMESTAMP 1:23:08]*

Vice Chair Perrin then asked if the inconsistencies could be addressed to ensure the Hāmākua CDP aligns with the draft General Plan 2045. She specifically referenced zoning changes at Pāpa‘ikou Point and Hakalau Point, suggesting it may have shifted from agricultural to a different zoning.

Planning Director Jeffrey Darrow responded to Vice Chair Perrin’s question and asked staff to display the General Plan map, Hāmākua CDP, and zoning map. He explained that Hakalau Point has a mix of Open, Industrial, and Residential uses. The cliffside, with its steep terrain, is designated as Open for safety and preservation. The inland area is zoned General Industrial-5 acres under State Land Use Urban and County zoning. Behind this, on the Hilo side, there are Residential zones. The Hāmākua CDP identified only the existing Residential areas and changed the Industrial section to Open. *[SEE YOUTUBE TIMESTAMP 1:24:16]*

When the maps were displayed, Planning Director Jeffrey Darrow explained the differences between the proposed General Plan and the Hāmākua CDP for Hakalau Point. The current General Plan shows a mix of Industrial and Residential uses, while the CDP designates the point as Open, despite its zoning as State Land Use Urban and County General Industrial. Previous Planning Directors had interpreted the General Plan as leaning towards Residential for potential rezoning, since the map is broad and not site-specific. *[SEE YOUTUBE TIME STAMP 1:27:45]*

Planning Director Jeffrey Darrow noted that a property owner had previously considered rezoning the area to Residential or Industrial. He explained that the proposed General Plan seeks to provide landowners with flexibility to change zoning from Industrial to a lower-impact use. This approach helps avoid “takings” issues, where property owners could lose development rights without compensation. The main difference remaining is a small portion of the point that continues to be a subject for discussion.

Planning Director Jeffrey Darrow explained that the General Plan designates Pāpa‘ikou Point as Low Density Urban or Single-Family Residential. However, based on input from the

Community Development Plan and the community, most of the property was re-designated to Productive Agriculture. The blue area along the coastline is marked as Conservation. While the General Plan extends the Low-Density Urban designation slightly north due to the presence of a nearby road, residential use is only being considered for that small area. *[SEE YOUTUBE TIMESTAMP 1:31:52]*

Chair Louis Daniele III asked, out of curiosity, how much of the 2005 General Plan has come to fruition today, requesting a ballpark estimate. *[SEE YOUTUBE TIMESTAMP 1:34:55]* Bethany Morrison responded that she had touched on this topic at the previous day's meeting. She explained that many of the actions calling for changes to the codes have, for the most part, not been implemented. She noted that the lack of these code changes is one of the most significant gaps in the implementation of the 2005 Plan. Without those changes, the mechanisms needed to carry out the plan are not in place. While she couldn't provide a specific percentage off the top of her head, she emphasized that the absence of these code updates remains a key issue. *[SEE YOUTUBE TIMESTAMP 1:35:12]*

Planning Director Jeffrey Darrow explained that the General Plan serves as a guide with policies, objectives, and overall direction. When reviewing applications, the Planning Department refers to these guidelines to make recommendations. If the plan clearly opposes a proposal, a negative recommendation is given. If it supports the proposal, a positive recommendation is made. Even without code changes, the plan is regularly used to provide direction on land use decisions. *[SEE YOUTUBE TIMESTAMP 1:36:12]* Chairman Louis Daniele III commented that it is not set in stone, to which Planning Director Jeffrey Darrow, responded "correct."

Vice Chair Chantel Perrin commented that there has been confusion regarding the absence of references to the South Hilo CDP in the current General Plan. She asked staff to identify any areas where South Hilo is mentioned and highlight any changes affecting that area, if applicable. *[SEE YOUTUBE TIMESTAMP 1:38:07]* Janice Hata explained that she compared the 2005 General Plan's courses of action for South Hilo with the proposed final draft policies. She pointed out that relevant references to South Hilo can be found in various sections. For example, the 2005 Plan's Economic Section (Section 2.4.2.2) includes a course of action encouraging the State to fund the development of the university complex and airport facilities, along with necessary support services. Janice Hata mentioned that a similar policy is included in the proposed final General Plan on Page 166 under Objective 34, though she noted the objective number needed verification. Vice Chair Chantel Perrin asked if it was Objective 34.12. *[SEE YOUTUBE TIMESTAMP 1:38:48]*

Planning Director Jeffrey Darrow emphasized the importance of the discussion. He noted that many of the testimonies regarding South Hilo reflect concerns about the lack of an updated Community Development Plan (CDP). He clarified that while it may seem like the General Plan does not address CDP updates, it does under the implementation section (Section 6.2.1). He explained that once the broad policies, objectives, and directions of the General Plan are established, they will be further refined within each CDP. On Page 222, the Plan outlines the phases of implementation. Phase 1 focuses on code updates, which are already underway, while Phase 2 involves updating the CDPs. However, Planning Director Jeffrey Darrow believes the updates may progress sooner than outlined, depending on staff capacity. He also noted that the

Planning Department has already begun working on amendments to both the Zoning Code and Subdivision Codes. Moving forward, the South Hilo CDP update will be a priority. However, with current staff resources dedicated to the General Plan update, further progress will depend on staff availability. *[SEE YOUTUBE TIMESTAMP 1:38:48]*

Vice Chair Chantel Perrin asked for clarification, noting that the proposed General Plan 2045 serves as a general guide rather than making direct changes to specific areas. She confirmed that, upon approval of the plan, more focused updates would occur in Phase 2, where the Planning Department would take a more directive approach to updating the Community Development Plans (CDPs) for areas like Hāmākua, South Hilo, and Kona. *[SEE YOUTUBE TIMESTAMP 1:44:07]*

Planning Director Jeffrey Darrow explained that the purpose and authority of the General Plan are outlined in the document itself. It serves as a broad, long-term policy guide for the island's development, while Community Development Plans (CDPs) provide more specific guidance for individual areas. He noted that the Land Use Pattern Allocation Guide maps cover the entire island but consider the input from adopted CDPs. Moving forward, the Planning Department will continue working with communities to update these plans. The most recent CDPs are for Hāmākua and Kaʻū, while the Hilo plan remains the most outdated. Several other plans, including those for Kona, North Kohala, South Kohala, and Puna, were adopted around 2008. He also emphasized that updating CDPs is an ongoing process. *[SEE YOUTUBE TIMESTAMP 1:44:42]*

Chair Louis Daniele III asked whether Community Development Plans (CDPs) have a set time limit for updates or if they follow a more ongoing, organic process. Bethany Morrison responded that CDPs typically call for an update every 10 years, which has been the standard. However, she noted that this timeline has proven unrealistic, as communities often do not experience significant changes within a decade. As a result, the update cycle has been somewhat flexible.

Planning Director Jeffrey Darrow requested permission to address comments and questions regarding the Department of Hawaiian Home Lands (DHHL). Following the previous day's hearing, he reviewed both the current and proposed plans, as well as comments from DHHL Chair Kali Watson's memo dated February 28, 2024. He explained that proposed changes were submitted to the Commission in written form and on a map. While he couldn't explain why they weren't incorporated earlier, he committed to including them moving forward as part of the Commission's amendment process. He also referenced the Memorandum of Agreement (MOA) between the County of Hawai'i and DHHL, in place since 2002. He highlighted a detailed memo from former Planning Director Chris Yuen explaining the relationship under the MOA. While the agreement covers topics like property tax payments and county facility maintenance on DHHL land, it primarily serves to guide staff. The MOA clarifies that County zoning cannot override the Hawaiian Home Commission's authority over DHHL lands. However, County regulations related to subdivisions, plan approvals, and building permits still apply to ensure orderly development. Ultimately, DHHL determines land use through its own planning system, following plans adopted by the Hawaiian Home Commission. *[SEE YOUTUBE TIMESTAMP 1:47:20]*

Planning Director Jeffrey Darrow explained that the memorandum of agreement (MOA) with the Department of Hawaiian Home Lands (DHHL) has been in place since 2002. It outlines their collaboration, particularly regarding zoning and enforcement. When DHHL wants to zone their property, they simply send a letter requesting the zoning change. The Planning Department updates the zoning map and keeps the letter as a reference. This differs from the standard rezoning process, which involves applications, recommendations from the Director and Commission, and final approval by the Council. There were past conflicts between State Land Use designations and County zoning, but the State confirmed that it has no authority over DHHL lands. While the County handles building permits and ensures compliance with building codes, DHHL remains responsible for most enforcement actions. In some cases, DHHL requests County assistance with enforcement, but generally, they manage issues independently. Overall, Planning Director Jeffrey Darrow noted that the partnership has been effective, and any past communication issues will be addressed moving forward. *[SEE YOUTUBE TIMESTAMP 1:51:39]*

Planning Director Jeffrey Darrow addressed a question about roads on Hawaiian Home Lands and the Puna Makai Alternate Route. The Puna route has been planned for a while and was identified in the Puna Community Development Plan (CDP). DHHL has requested involvement in the process, but it's unclear if they opposed the route or simply wanted approval from the Hawaiian Homes Commission. Director Hugh Ono confirmed they are exploring alternate routes. Regarding the King's Landing area, the red lines on the Hilo zone map represent proposed road alignments dating back to the 1960s. While these roads were not in the 2005 General Plan, they remained on the zone map through multiple amendments. If necessary, these alignments can be removed from the map, and any future proposals would undergo review and potential amendments, with the County Council making the final decision.

Commissioner Wayne De Luz appreciated Planning Director Jeffrey Darrow's insight on the DHHL issue. He suggested addressing it through a General Plan amendment to provide a broad framework while keeping the option open for further discussions. He mentioned that roads, like those in Keaukaha, have caused concerns due to congestion. While DHHL will ultimately decide on the plan, he believes the community should be informed. Commissioner Wayne De Luz expressed his readiness to propose a motion to amend the General Plan to address the issue when appropriate. *[SEE YOUTUBE TIMESTAMP 1:59:54]*

It was noted that the document incorrectly refers to the 2002 agreement as a "Memorandum of Understanding," when it is actually a "Memorandum of Agreement" (MOA). Planning Department staff member Bethany Morrison then reviewed each of the Planning Director's proposed amendments displayed on the screen and indicated where they would be placed within the General Plan. *[SEE YOUTUBE TIMESTAMP 2:03:03]*

Chair Louis Daniele III, out of curiosity, asked if the Department of Hawaiian Home Lands (DHHL) is required to pay fees to the County when applying for permits. Planning Director Jeffrey Darrow responded that it depends on DHHL's choice — they can choose to pay the fees, but they are not obligated to do so. *[SEE YOUTUBE TIMESTAMP 2:06:07]*

Chairman Louis Daniele called a 5-minute recess at 11:15 a.m. [SEE YOUTUBE TIMESTAMP 2:07:03] and reconvened the meeting at 11:20 a.m. [SEE YOUTUBE TIMESTAMP 2:13:42]

At 11:20 a.m., Chairman Louis Daniele III announced the start of the discussion and deliberation portion of the meeting. He noted there is a motion on the floor to forward the General Plan to the County Council with a favorable recommendation. This was an opportunity for Commissioners to provide input and share their opinions. Chairman Louis Daniele III stated he would call on each Commissioner to explain their position on the current section of the General Plan reviewed that day or any previously reviewed sections. He then opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 2:13:45]*

Commissioner Wayne De Luz move to amend the Commission's motion to forward a favorable recommendation of the 2045 General Plan by inserting the following language in the section on 'Authority Limits of the General Plan' on Page 29, by inserting the following language " and no authority over lands governed by the Department of Hawaiian Home Lands." adding it at the end of the second sentence so it reads "Further, it contains no authority to change previously existing subdivisions or zoning, and no authority over lands governed by the Department of Hawaiian Home Lands." *[SEE YOUTUBE TIMESTAMP 2:15:13]* Vice Chair Chantel Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:17:13]* During the discussion, the Commissioners shared their opinions on the motion. A roll call vote was taken, and the motion carried with four ayes (De Luz, Perrin, Takaki, and Daniele), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 2:21:43]*

Chair Louis Daniele III explained his concerns with the General Plan. He found the language vague and questioned how projects would be funded. He opposed regulating water catchment, saying Ocean View residents rely on it and should manage their own water. He criticized the lack of focus on Ocean View's growing population and limited infrastructure. He also called for better transportation options to reduce traffic between Ocean View and Kailua-Kona. Lastly, he suggested the plan include more Hawaiian language and cultural references and called for clearer communication to address public concerns. *[SEE YOUTUBE TIMESTAMP 2:21:43]*

Commissioner Wayne De Luz then moved to amend the Commission's motion to forward a favorable recommendation of the 2045 General Plan to emphasize the importance in the planning process of providing input for all communities, including specifically those which have not recently had functioning Community Development Plan Action Committees, for example the communities of North and South Hilo and North Kohala, by inserting on Page 217 in the second paragraph in the section on 'Community Development Plan Framework' the following sentence, "All communities, including North and South Hilo and North Kohala, shall have an updated community plans and shall have community development plan action committees." *[SEE YOUTUBE TIMESTAMP 2:32:23]* Vice Chair Chantel Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:33:37]* During the discussion, Chair Louis Daniele III emphasized the importance of each community or district having a say in the broad plan, recognizing that the island's diversity means each area has its own unique issues. *[SEE YOUTUBE TIMESTAMP 2:33:47]* Vice Chair Chantel Perrin also shared additional comments. *[SEE YOUTUBE TIMESTAMP 2:34:44]* A roll call vote was taken, and the motion failed with three ayes

(De Luz, Perrin, and Daniele), no noes, two excused (Balog and Fukushima) and one abstention (Takaki). *[SEE YOUTUBE TIMESTAMP 2:38:26]*

Chair Louis Daniele III asked Commissioner Gordon Takaki to explain his position on the motion. *[SEE YOUTUBE TIMESTAMP 2:38:55]* Commissioner Gordon Takaki explained that his main reason for abstaining was his lack of understanding of the motion, making him uncomfortable voting either way. *[SEE YOUTUBE TIMESTAMP 2:39:06]* Commissioner Wayne De Luz then clarified that his intent with the motion was to ensure better communication and input from communities. He noted concerns from testimony about residents feeling excluded or ignored. Commissioner Wayne De Luz emphasized that incorporating community input into the General Plan would provide clarity and ensure voices are heard during future planning phases. *[SEE YOUTUBE TIMESTAMP 2:39:29]*

Chair Louis Daniele III noted that many South Hilo residents felt excluded from the process. He emphasized that Community Development Plans (CDPs) are the proper forum for community input, involving numerous meetings and a Steering Committee. He pointed out that older CDPs from past decades are now outdated, especially with changing demographics, including more retirees. He also stressed the importance of communities voicing their concerns through CDPs to ensure their needs are reflected in the General Plan. *[SEE YOUTUBE TIMESTAMP 2:41:26]*

Vice Chair Chantel Perrin agreed on the importance of CDPs being specific to each area and giving communities a chance to voice their concerns. She emphasized that involving residents in the process is valuable for education and growth, benefiting both current and future generations. She also supported amending the plan to reflect unity and promote positive changes for Hawai'i. *[SEE YOUTUBE TIMESTAMP 2:43:34]*

Chair Louis Daniele III asked Commissioner Gordon Takaki if he received enough clarification. Commissioner Gordon Takaki responded that his abstention wasn't due to disagreement but a lack of understanding. After hearing the explanations from fellow Commissioners, he felt much more comfortable. Vice Chair Chantel Perrin thanked Commissioner Gordon Takaki for seeking clarification, noting that if he was confused, others watching might be too. She appreciated the opportunity to share perspectives and work toward a better understanding.

Planning Department staff Maija Jackson repeated the motion to insert on Page 217 in the second paragraph in the section titled 'Community Development Plan Framework' the following sentence "All communities, including North Hilo, South Hilo and North Kohala, shall have updated community plans and shall have community plan action committee." A roll call vote was taken, and the motion passed with four ayes (De Luz, Perrin, Takaki, and Daniele), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 2:46:32]*

Planning Director Jeffrey Darrow reminded the Commission that the Planning Director's recommended changes, including written and map changes, were submitted to them. He asked the Commission to consider these in their amendments, along with the information provided that morning. He offered to incorporate the new information into the recommendations for the Council or submit it separately, depending on the Commission's preference. *[SEE YOUTUBE TIMESTAMP 2:47:03]*

Commissioner Wayne De Luz moved to amend the main motion to include the Planning Director's Recommendations in a memorandum dated February 18, 2025, to the Commission, and the recommendations provided this morning on March 11, 2025, by the Planning Department. *[SEE YOUTUBE TIMESTAMP 2:48:43]* Vice Chair Chantel Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:49:10]* A roll call vote was taken, and the motion passed with four ayes (De Luz, Perrin, Takaki, and Daniele), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 2:49:56]*

Commissioner Wayne De Luz addressed concerns about electric cars, noting his background in the automotive industry. He acknowledged the safety, environmental, and affordability concerns raised by testifiers. He pointed out that many initiatives come from the federal government and are heavily incentivized. He suggested providing more choices and not forcing electric car policies into the General Plan.

He then moved to amend the main motion to allow market conditions to determine actual usage and future infrastructure for transportation related issues referencing Page 106. *[SEE YOUTUBE TIMESTAMP 2:52:27]* Deputy Corporation Counsel Suzanna Tiapula asked Planning Department staff if they had the exact wording of the motion before it was seconded. In response, Christian Kay noted he had captured the first part of the motion. Commissioner Wayne De Luz then repeated the motion "to allow market conditions to determine actual usage and future infrastructure to determine the best means of transportation needs and related issues." Vice Chair Chantel Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:53:19]*

During the discussion, Chair Louis Daniele III agreed with Commissioner Wayne De Luz, stating he believes there will be a significant decline in electric vehicle use for obvious reasons. He supported the amendment, considering it important. *[SEE YOUTUBE TIMESTAMP 2:55:39]* Commissioner Wayne De Luz highlighted hydrogen as a promising alternative to fossil fuels, though it's rarely discussed. While he chose not to include it in the current plan, he believes market conditions will determine the best fuel alternatives. He noted that infrastructure and delivery are key factors and mentioned ongoing initiatives in hydrogen development. Commissioner Wayne De Luz emphasized that Hawai'i has internal resources that could support clean, renewable, and sustainable energy efforts. He clarified that he's not opposed to current initiatives but believes the County's resources could be used more efficiently. *[SEE YOUTUBE TIMESTAMP 2:56:05]* A roll call vote was taken, and the motion passed with four ayes (De Luz, Perrin, Takaki, and Daniele), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 2:58:28]*

Chairman Louis Daniele called a lunch recess at 12:07 p.m. [SEE YOUTUBE TIMESTAMP 2:58:52] and reconvened the meeting at 1:00 p.m. [SEE YOUTUBE TIMESTAMP 3:52:34]

Chair Louis Daniele III moved to amend the main motion to include the word "potable" on Page 138, Policy 27.14, to read "Encourage and incentivize the collection of rainfall for potable and non-potable use." Vice Chair Chantel Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 3:53:01]* Chair Louis Daniele commented that if incentives are provided for non-potable water, similar incentives should be considered for potable water. A roll call vote was

taken, and the motion passed with four ayes (Daniele, Perrin, De Luz, and Takaki), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 3:55:35]*

Vice Chair Chantel Perrin moved to amend the main motion to insert the language “environmentally safe and responsible” before the word “redevelopment” on Page 42, Action 1.17. *[SEE YOUTUBE TIMESTAMP 3:56:03]* Commissioner Gordon Takaki seconded the motion. *[SEE YOUTUBE TIMESTAMP 3:57:27]* In discussion, Vice Chair Chantel Perrin emphasized the importance of taking care of the island’s environment, stressing the need to act responsibly to preserve it for future generations. A roll call vote was taken, and the motion passed with four ayes (Perrin, Takaki, De Luz, and Daniele), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 3:58:39]*

Chair Louis Daniele III moved to amend the main motion to delete Action 26.f on Page 133 which reads “Collaborate with the DOH to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants.” *[SEE YOUTUBE TIMESTAMP 3:59:10]* The motion was seconded by Vice Chair Chantel Perrin. *[SEE YOUTUBE TIMESTAMP 4:00:42]*

During the discussion, Chair Louis Daniele III stated that he believes no one should interfere with what people catch from the sky. *[SEE YOUTUBE TIMESTAMP 4:00:42]* Commissioner Wayne De Luz responded, suggesting it seemed more like a guideline and questioned if the Chair opposed any oversight. *[SEE YOUTUBE TIMESTAMP 4:01:10]* Chair Louis Daniele III replied that many people share concerns that the Department of Health might regulate their catchment systems. He personally believes it’s overreaching for the Department to impose recommendations or standards on private catchment systems. *[SEE YOUTUBE TIMESTAMP 4:01:25]* Vice Chair Chantel Perrin agreed, noting that the statement about construction and minimizing contaminants seemed contradictory. She asked if the motion maker would consider removing the construction portion while maintaining oversight of potential airborne contaminants. *[SEE YOUTUBE TIMESTAMP 4:02:12]* With no further discussion a roll call vote was taken, and the motion passed with four ayes (Daniele, Perrin, De Luz, and Takaki), no noes, and two excused (Balog and Fukushima). *[SEE YOUTUBE TIMESTAMP 4:04:18]*

For clarification, Commissioner Wayne De Luz referred to his motion on non-fossil fuels. Staff had requested clarification, and the clarification would be inserted in the section on Page 107, Table 29, under the topic of “Continuing, Comprehensive, & Cooperative Planning.” *[SEE YOUTUBE TIMESTAMP 4:05:00]*

Vice Chair Chantel Perrin asked the Planning Department staff to clarify whether the County was taking away water rights or incentivizing residents to catch and reuse rainwater on their private properties. Bethany Morrison responded, confirming that the County has been encouraging the use of rainwater catchment. She explained that this is part of the plan, especially with the amendments from Chair, as it helps communities become more resilient. She noted that the County doesn’t have the resources to supply water to all residents, so encouraging rainwater catchment is a key part of their strategy. *[SEE YOUTUBE TIMESTAMP 4:07:56]*

Chair Louis Daniele III followed up by asking what the proposed incentives would look like, questioning if they would be monetary or involve providing free water tanks. Bethany Morrison responded that similar programs have been implemented, citing the City and County of Honolulu, which provided free rain barrels to property owners for landscaping use. She suggested the County could consider a similar program. Other options could include real property tax incentives, grant programs, or removing regulatory barriers and streamlining permitting processes to encourage rainwater catchment. *[SEE YOUTUBE TIMESTAMP 4:09:10]*

Chair Louis Daniele III asked if a permit is currently required to build a catchment tank. Planning Director Jeffrey Darrow responded that a building permit is generally required for any structure over 6 feet in height. He explained that this rule is applied to monitor setbacks, ensuring compliance. He added that similar height regulations apply to boundary walls, with a 6-foot limit unless specific allowances apply, such as for chain-link fences. He also noted that even some storage sheds from retailers like Home Depot, if over 6 feet, require a building permit.

Chair Louis Daniele III clarified by asking if the 6-foot measurement is from ground level, to which Director Darrow confirmed, “yes.” Chair Daniele further noted that a catchment tank could be 20 feet tall but partially buried underground. *[SEE YOUTUBE TIMESTAMP 4:10:27]*

Vice Chair Chantel Perrin asked if an unpermitted structure over 6 feet, like a temporary shack from Home Depot, could affect the property’s value when selling. She questioned whether it would be up to the landowner to decide on permitting if it’s for personal use. Planning Director Jeffrey Darrow responded that the Building Code allows certain exceptions for agricultural structures and temporary tool sheds, though recent changes have been made. He noted that having unpermitted structures can complicate property sales, as title companies often flag them, causing issues during the sale process. *[SEE YOUTUBE TIMESTAMP 4:12:54]*

Chair Louis Daniele III asked if there were any further motions, questions, or comments. *[SEE YOUTUBE TIMESTAMP 4:14:55]* Vice Chair Chantel Perrin suggested proceeding to a final vote if everyone had shared their concerns and amendments. *[SEE YOUTUBE TIMESTAMP 4:15:21]*

Planning Director Jeffrey Darrow thanked the Commission, acknowledging the long hours and personal time they dedicated to reaching this point. He expressed sincere appreciation for their volunteer work, noting that the community may not always realize they serve without pay. He commended their efforts, recognizing the commitment and dedication they put into their roles. *[SEE YOUTUBE TIMESTAMP 4:15:43]*

Vice Chair Chantel Perrin stated that at the November 4, 2024, meeting, Commissioner De Luz moved, and Commissioner Balog seconded the motion to forward a favorable recommendation to the County Council to amend the 2005 County of Hawai‘i General Plan by adopting the Planning Director’s recommended 2045 General Plan, final recommendation dated July 2024, including all subsidiary motions made by the Windward Planning Commission. *[SEE YOUTUBE TIMESTAMP 4:16:59]* Chair Louis Daniele III asked if there was any further discussion on the motion before proceeding with the roll call vote. *[SEE YOUTUBE TIMESTAMP 4:17:34]*

Commissioner Gordon Takaki requested a point of information, asking if the motion was to combine all amendments into one and approve everything at once. *[SEE YOUTUBE TIMESTAMP 4:17:52]*

At 1:26 p.m. it was moved by Vice Chair Chantel Perrin and seconded by Chair Louis Daniele III that the Commission go into executive session to consult with its attorney regarding legal questions on procedure and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities pursuant to HRS 92-5. A voice vote was taken, and the motion carried with all in favor and the room was cleared. *[SEE YOUTUBE TIMESTAMP 4:18:06]* The Commission went into executive session at 1:27 p.m. At 1:29 p.m. it was moved by Vice Chair Chantel Perrin and seconded by Chair Louis Daniele III that the Commission go out of executive session. A voice vote was taken, and the motion carried with all in favor.

At 1:31 p.m. Chairman Louis Daniele III called the hearing back to order and noted that the Commission went into executive session, where Counsel addressed legal questions which were answered. *[SEE YOUTUBE TIMESTAMP 4:23:13]* Before proceeding with the roll call vote on the main motion to forward a favorable recommendation to the County Council, Chair Louis Daniele III opened the floor for Commission discussion.

During the discussion, Vice Chair Chantel Perrin emphasized the importance of ensuring all community questions and concerns were addressed and documented for transparency, noting that communication and transparency were major concerns. She also sought confirmation that the proposed General Plan 2045 imposes no restrictions on farming on personally owned agricultural land. In response, Bethany Morrison confirmed that there are no such restrictions. *[SEE YOUTUBE TIMESTAMP 4:23:45]*

Vice Chair Chantel Perrin asked if there were any incentives for farming. Bethany Morrison responded, "yes," noting that the incentives are outlined in the economic section 5.3, which covers agriculture and food systems. She referenced Objective 46, which aims to "Increase access to land for active food production," along with related policies and actions supporting access to productive agricultural lands and added that the following objective focuses on increasing interagency coordination, programs, and policy incentives to improve local agricultural infrastructure, addressing a common challenge for the industry. She also emphasized the plan's goal of promoting self-reliance, enhancing local food production, and supporting food sustainability on the island. *[SEE YOUTUBE TIMESTAMP 4:34:31]*

Vice Chair Chantel Perrin asked if the proposed zone changes or coastal waters adjustments would restrict public beach access. Bethany Morrison clarified there are no proposed zone changes, only a future land use map reflecting General Plan designations. The map includes a recreational land use band along the shoreline to highlight the importance of public access and gathering. She confirmed that there are no restrictions on public beach access. *[SEE YOUTUBE TIMESTAMP 4:26:15]*

Planning Director Jeffrey Darrow added that while the General Plan and Planning Department aim to increase public access to the shorelines, opportunities for access often arise through the

permitting process. However, the County cannot require access on private property without justification. [SEE YOUTUBE TIMESTAMP 4:27:23]

Chair Louis Daniele III asked if the reference on Page 206, 47.b, to “Advocate for the State DOH to streamline the composting permitting process” applies to household composting or large-scale composting. Bethany Morrison clarified that it refers to commercial composting. [SEE YOUTUBE TIMESTAMP 4:28:40]

Vice Chair Chantel Perrin moved to amend the main motion to revise all references in the draft Plan to reflect the changes recommended by the Windward Planning Commission to objectives, policies, and actions in the Plan. [SEE YOUTUBE TIMESTAMP 4:29:15] Commissioner Wayne De Luz seconded the motion. [SEE YOUTUBE TIMESTAMP 4:29:33] A roll call vote was taken, and the motion passed with four ayes (Perrin, De Luz, Takaki, and Daniele), no noes, and two excused (Balog and Fukushima). [SEE YOUTUBE TIMESTAMP 4:30:22]

There being no further discussion, Chair Louis Daniele III referred to the original motion moved at the November 4, 2024, meeting to forward a favorable recommendation to the County Council to amend the County of Hawai‘i General Plan 2005 by adopting the Planning Director’s recommended *County of Hawai‘i General Plan 2045, Final Recommended Draft dated July 2024* inclusive of all subsidiary motions made by the Windward Planning Commission. A roll call vote was taken, and the motion passed with four ayes (De Luz, Perrin, Takaki, and Daniele), no noes, and two excused (Balog and Fukushima). [SEE YOUTUBE TIMESTAMP 4:32:33]

Chair Louis Daniele III announced that since today’s business is complete, the meeting scheduled for Wednesday, March 12, 2025, is canceled. [SEE YOUTUBE TIMESTAMP 4:33:12]

With no further business, a motion was made to adjourn the meeting. Vice Chair Chantel Perrin moved, and Commissioner Gordon Takaki seconded the motion. [SEE YOUTUBE TIMESTAMP 4:33:35] A voice vote was taken, and the motion carried unanimously. Chairman Louis Daniele III adjourned the meeting at 1:40 p.m.

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Jun 10, 2025 14:59 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III
Louis Daniele III (Jun 11, 2025 17:16 HST)

Louis Daniele III, Chairman
Windward Planning Commission