

DRAFT Kona General Development Plan- written testimony

- 1) Restrict building residential units to 2-3 stories in areas NOT classified/zoned industrial, high density urban “clusters”. Especially important along shoreline.

This leaves open areas, residential areas that are low density for pedestrian access, opens view planes, limits traffic issues for density and evacuation purposes, protects shorelines, limits run off contamination of ocean water.

- 2) More corridor makai-mauka roads up to highways- decreases the long jams of traffic along shoreline to areas and enhances effectiveness of evacuations. Limit traffic to NO passing along the entire length of Alii Drive from Kailua-Kona to Keauhou.

- 3) Limit short term rentals (STR) to medium/high density resort/commercial/residential areas only. No STRs in residential subdivisions which are created to be neighborhoods for long term rentals or home owners/residents. No STR should be allowed if the owner or manager is NOT on the property.

STRs are designed to increase income for the owners who most likely are not full time residents, destroys the “community” feeling in which they are located, restricts access to residents of Hawaii for home ownership or rental. STRs hurt resorts/condominiums that are designed for visitors, but the visitors choose homes in neighborhoods instead. Most of the visitors are not here long enough during a visit to respect the culture, community atmosphere and lifestyle we wish to perpetuate. They benefit from being close to commercial high density areas where there are restaurants, shops, access to healthcare facilities and tourist destinations.

Some highly desirable visitor destinations limit STRs to a minimum of 60-90 days which controls the visitors who are only here 1-2 weeks. Close the loopholes that allow owners/managers to get around the minimum stay restrictions.

Thank you for considering my concerns/suggestions,

Jean Thompson/ [REDACTED] resident for 44 years

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