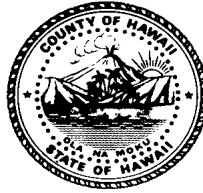


Mitchell D. Roth
Mayor



John Pelletier
Gary Jaster
Heather Korotie
Vacant
Charles Young, Chair
Nancy Pisticchio, Vice-Chair
Vacant
David Huerta
Roselyn Molina

County of Hawai'i
KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
(808) 961-8288 • Fax (808) 961-8742

July 1, 2024

Office of the County Clerk
County of Hawai'i
25 Aupuni Street
Hilo, Hawai'i 96720

**Subject: Kona Community Development Plan Action Committee Written Testimony
Regarding Kona Three, LLC Rezone Application (PL-REZ-2022-000033)**

Aloha Chair Kimball:

The Kona Community Development Plan Action Committee (AC) met on Tuesday, June 25, 2024, at the West Hawai'i Civic Center. Included on the agenda was a discussion regarding the Kona Three, LLC Rezone Application (PL-REZ-2022-000033). The AC voted unanimously to provide their written testimony collectively, identified as Communication 2024-23, attached.

Sincerely,

Charles Young, Chair
Kona Community Development Plan Action Committee

MP:

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Attachment: Communication No. 2024-23

Date: July 1, 2024

Heather Kimball, Council Chair and
Members of the County Council County of Hawai'i
25 Aupuni Street
Hilo, HI 96720

Subject: Bill 169, Amendments to Change of Zone Ordinance No. 02 131 (PL-REZ-2022-000033)

Applicant: Kona Three, LLC

TMK: (3) 7-6-021: 016 and 017, North Kona, Hawaii

Dear Chair Kimball and Council Members:

On June 25, 2024, the Kona Community Development Plan's Action Committee held its monthly meeting. Under consideration was Agenda Item #2: *Testimony to County Council regarding the Kona Three LLC Rezone Application – Discussion and decision-making on whether the Action Committee will provide testimony to County Council.*

Following a two-hour discussion, including public testimony, the Action Committee approved the motion to provide testimony to the Hawai'i County Council regarding the Kona Three LLC application's inconsistencies with the goals adopted within the Kona CDP Ordinance.

The Kona CDP Action Committee supports the recommendations from the Cultural Resources Commission in their letter to the Leeward Planning Commission dated July 17, 2023.

The Committee found that the Kona Three LLC application does not reflect the goals adopted within the Kona CDP Ordinance, specifically the following:

1. **Transportation: “Objective TRAN-6 Concurrency. To manage the timing of growth so as to avoid overloading the arterial system.”** The Action Committee believes the Kona Three LLC application conflicts with the Kona CDP's Concurrency Objective. The CDP anticipates a balance between development growth and regional infrastructure improvements. New development accessing Queen Ka'ahumanu Highway, especially in that vicinity, may further overload the arterial system and compromise the safety and quality of life for Kona residents.
2. **Environmental Resources: “Objective ENV-1: Managing Impacts.** The Kona CDP Action Committee is concerned that the Kona Three, LLC application does not adequately address the potential impacts of flooding corridors that may affect adjacent properties. In addition, the AC suggests that the County provide consideration to the following Kona CDP Policy recommendation: **“Policy ENV-**

1.7: Flood Corridors. Collectively, the FIRM floodplains and the planned flow ways may serve as open space amenities, such as linear parks and/or greenbelts between urbanized areas.”

The Kona CDP Action Committee would like to express our appreciation to the members of the Hawai'i County Council for working with the AC to achieve the goals adopted within the Kona Community Development Plan.

Sincerely,

Charles Young, Chairman
Kona Community Development Plan Action Committee