

C. Kimo Alameda, Ph.D.
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County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
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October 17, 2025

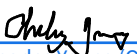
Planning Department
County of Hawai'i
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

**Subject: Kona Community Development Plan (CDP) Action Committee – Comments
on Bill 63, Relating to Dwellings**

Aloha Director Darrow:

At the meeting of the Kona Community Development Plan (CDP) Action Committee held on Tuesday, October 14, 2025, at the West Hawai'i Civic Center, the Committee voted unanimously to transmit the attached correspondence to you and to the Hawai'i County Council as testimony on Bill 63.

Sincerely,


Charles Young (Oct 20, 2025 12:25:10 HST)

Charles Young, Chair
Kona Community Development Plan Action Committee

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Enclosure: Communication No. 2025-26

cc via email: Dr. Holeka Goro Inaba, Hawai'i County Council Chair (District 8)
Heather Kimball, Hawai'i County Council Member (District 1)
Jennifer Kagiwada, Hawai'i County Council Member (District 2)
Dennis Onishi, Hawai'i County Council Member (District 3)
Ashley Kierkiewicz, Hawai'i County Council Member (District 4)
Matt Kaneali'i-Kleinfelder, Hawai'i County Council Member (District 5)
Michelle Galimba, Hawai'i County Council Member (District 6)
Rebecca Villegas, Hawai'i County Council Member (District 7)
James Hustace, Hawai'i County Council Member (District 9)

October 15, 2025

Jeff Darrow, Planning Director
County of Hawai'i Planning Department
Aupuni Center
101 Pauahi Street,
Suite 3, Hilo, HI 96720

Subject: Bill 63

Dear Director Darrow:

The Kona Community Development Plan (CDP) recognizes the need to “build more units that offer a variety of housing types, tenures, and affordability” (Objective HSG-4). The Kona CDP also emphasizes the importance of mixed-use communities that balance housing, employment, and services, consistent with Guiding Principle 5: “Growth is directed to mixed-use compact villages.”

While the intent of this Bill 63 aligns with these goals, the Members of the Kona Community Development Plan Action Committee urge caution about the possible health and safety impacts for potential residents living in MCX District, and emphasize the need for further conditions in this bill to ensure the full realization of its intended benefits.

We respectfully submit the following comments for consideration and request deferral of the bill until these points are further considered:

- Chapter 25 allows "Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses" as Permitted Uses within the RM, CN, CG, and CV Districts. Under Section 25-5-13. MCX districts, they are not permitted uses. Therefore, if Bill 63 amends the MCX Districts to allow for the addition of residential uses, "neighborhood parks, playgrounds, etc", should be added in the MCX Districts as Permitted Uses.
- Bill 63 should be viewed as an opportunity to increase urban density; therefore, single-family residential should not be included as an allowable use.
- There should be conditions addressing mitigation of noise and air pollution affecting residents in this district.
- There should be a condition that would not allow multi-family development within MCX Districts to be used as short-term vacation rentals.
- There should be conditions that would result in the development of affordable or workforce housing, since the stated goal of this legislation is to provide workforce housing in close proximity to places of employment.

- To support the increased density resulting from dwellings in MCX-zoned areas, Bill 63 should include provisions to develop necessary multi-modal infrastructure, enabling residents to walk or use transit for commuting and helping mitigate traffic and parking challenges.
- Bill 63 should require MCX districts to be connected to County sewage to avoid overloading on-site wastewater systems by residential use.
- The County Council should consult with the Department of Water Supply as to whether new residential developments seeking approval in the MCX Districts located in West Hawai'i would be granted water for the development.

Respectively,


[Charles Young \(Oct 20, 2025 12:25:10 HST\)](#)

Charles Young, Chair
Kona Community Development Plan Action Committee

cc via email: Dr. Holeka Goro Inaba, Hawai'i County Council Chair, and Members of the Hawai'i County Council