

1 KONA COMMUNITY DEVELOPMENT PLAN
2 ACTION COMMITTEE
3 COUNTY OF HAWAI'I

4 DRAFT MINUTES
5 March 10, 2026

6 **Call to Order**

7 Chair John Pelletier called the meeting of the Kona Community Development Plan (CDP)
8 Action Committee (AC) to order at 12:03 p.m. The meeting was held in person at the West
9 Hawai'i Civic Center, B2 Conference Room, and online via the Zoom platform.

10 The full YouTube video of this meeting can be found here:

11 https://youtu.be/3KOEKOH8GR4?si=FXeGeyZP_tsNAQpB

12 **Roll Call**

13 Members Present (in person):

- 14 • John Pelletier, Chair
- 15 • Nancy Pisticchio, Vice Chair
- 16 • Raymond "RJ" Kirchner
- 17 • Charla Thompson
- 18 • Shane Palacat-Nelsen

19 Members Present (via Zoom): Charles Young

20 Members Absent: Roselyn Molina

21 Planning Department Staff Present (in person):

- 22 • Janice Hata
- 23 • Maryam Palma

24 Other County Staff Present (via Zoom):

- 25 • Jeffrey Darrow, Planning Director
- 26 • Jean Campbell, Deputy Corporation Counsel
- 27 • Elizabeth August, Zoom Host

28 There were approximately eight members of the public in attendance (two in person and
29 six via Zoom).

30 **Approval of Minutes**

31 Chair Pelletier requested approval of the February 10, 2026 draft meeting minutes. Vice
32 Chair Pisticchio moved to approve the minutes, and Committee Member Thompson
33 seconded the motion. There being no discussion or corrections, the Committee voted

unanimously to approve the February 10, 2026 draft meeting minutes. [SEE YOUTUBE
TIMESTAMP 02:55]

Public Testimony on Agenda Items

Chair Pelletier called for public testimony on agenda items at approximately 12:06 p.m.
No public testimony was provided at this time. [SEE YOUTUBE TIMESTAMP 03:47]

Third-Party Reports; Government Officials

Pursuant to Hawai'i Senate Bill 405 (2025), signed into law as Act 72, the AC may receive
and discuss information from third-party reports by any government official not included
in the publicly noticed agenda, but may not make decisions on matters raised through
such reports until a later meeting with proper notice. No third-party reports were
presented. [SEE YOUTUBE TIMESTAMP 05:44]

Business

1. Report from Planning Director Jeffrey Darrow about:

- The status of legislation regulating bed and breakfast (B&B) operations;
- The Planning Department's process for reviewing Transit-Oriented Development (TOD) proposals;
- Opportunities for enhanced communication and collaboration between the Planning Department and the AC; and
- General discussion regarding Concurrency Zone Proposed Roads, identified on the Concurrency Map (Figure 4-3) of the Kona CDP

This item was called to order at approximately 12:09 p.m. [SEE YOUTUBE
TIMESTAMP 06:19]

Director Darrow reported that the County Council is working on draft legislation to
regulate hosted vacation rentals as B&B establishments while maintaining treatment
of unhosted short-term vacation rentals (STVR) in the Code. He also explained that
the Chapter 6 registration process is expected to become effective July 1, 2026, and
that future implementation is intended to direct operators to any additional permitting
required for compliance. [SEE YOUTUBE TIMESTAMP 07:34]

Committee Member Young raised a question regarding public notification procedures
for B&B establishments and STVRs. He expressed concern about unpermitted
operations, particularly in rural areas. Director Darrow explained that, under the
current Code, the only way an operation in a Rural or Agricultural zone may be
considered legal is through issuance of a Nonconforming Use Certificate (NUC);
otherwise, such operations are illegal. He further clarified that B&B establishments,
where the operator resides on-site, must obtain a Special Permit if located in
Agricultural or Rural districts. The Special Permit process includes both public

notification and a public hearing. Director Darrow noted that the Code does not currently define “hosted rentals,” with B&B establishments serving as the closest equivalent. B&Bs require Use Permits in Residential zones and Special Permits in Agricultural and Rural areas. [SEE YOUTUBE TIMESTAMP 18:30]

Regarding TOD review, Director Darrow explained that projects within designated TOD areas of the Kona CDP are generally required to undergo Project District rezoning and Design Center review. He cited recent examples in Kona, including Pālanui and Makalapua. [SEE YOUTUBE TIMESTAMP 23:03]

Director Darrow noted that a 2019 amendment to the Kona CDP modified Policy LU-2.4 (TOD Floating Zones), revising the minimum land area requirement for new communities. The policy now aligns with the Zoning Code’s requirements for Project Districts, rather than the previous 80-acre minimum. He added that the Planning Department is currently considering potential amendments to further reduce the minimum acreage required for Project Districts. [SEE YOUTUBE TIMESTAMP 34:07]

In discussing opportunities to enhance communication and collaboration between the Planning Department and the Action Committee (AC), Director Darrow stated that the Department continuously monitors incoming applications and evaluates their consistency with the CDP. The Department aims to ensure compliance and transparency throughout the review process. He also noted that the AC may utilize the Planning Department’s website to track current applications and raise questions with staff as needed. Committee Member Kirchner commented on the challenges posed by outdated technical studies (e.g., water and traffic) in supporting effective planning. Director Darrow responded that the Department is open to working with CDP staff and the AC to pursue additional funding to address these issues. [SEE YOUTUBE TIMESTAMP 38:00]

On the topic of communication, Committee Member Young emphasized the importance of coordination among AC chairs and vice chairs, as well as maintaining communication with other boards and commissions under the Planning Department. Director Darrow agreed and indicated that he would confer with staff to explore ways to improve communication and information sharing while maintaining legal compliance. [SEE YOUTUBE TIMESTAMP 42:55]

Director Darrow also discussed the Department’s review of applications in relation to Concurrency Zone Proposed Roads identified in the Kona CDP. He referenced a recent subdivision application that aligned with one of the planned roadway corridors, noting that such alignment presents a critical opportunity for the Department to implement CDP objectives. [SEE YOUTUBE TIMESTAMP 46:24]

Director Darrow concluded by thanking the Action Committee and expressed his willingness to continue attending future meetings to answer questions and discuss CDP-related planning matters.

Public Testimony:

- Janice Palma Glennie addressed owner-hosted versus managed rentals, TOD implementation, concurrency, and cluster-zoning concepts. [SEE YOUTUBE *TIMESTAMP 56:58*]
- Josephine Keli'ipio addressed traffic concerns and cultural changes to the Kona region. [SEE YOUTUBE *TIMESTAMP 01:12:51*]

No formal action was taken. This item concluded at approximately 1:17 p.m.

- 2. Proposed Testimony on Senate Bills 2336 and 2372:** The Committee will discuss Senate Bill 2336 and Senate Bill 2372, both relating to trees, and consider whether to submit testimony. Discussion and potential action.

This item was called to order at approximately 1:17 p.m. [SEE YOUTUBE *TIMESTAMP 01:15:16*]

Chair Pelletier called for public testimony on this item. No public testimony was provided.

Committee Member Thompson provided an overview of two State measures relating to trees. The Committee noted that Senate Bill 2336, relating to an arborist advisory committee and tree planning, had missed its deadline for the 2026 session. The Committee then focused its discussion on Senate Bill 2372, which relates to exceptional trees and statewide criteria for tree designation and advisory oversight.

The Committee discussed the potential value of submitting testimony in support of Senate Bill 2372 after crossover to the House and of contacting the committee chair and vice chair, as well as West Hawai'i House members, to encourage scheduling of the bill for hearing.

Committee Member Thompson moved, and Vice Chair Pisicchio seconded, to authorize: (1) communication to the chair and vice chair of the House committee to which Senate Bill 2372 is referred requesting that the measure be heard; and (2) submission of written testimony in support of Senate Bill 2372 when it is scheduled for hearing. The motion passed unanimously. [SEE YOUTUBE *TIMESTAMP 01:27:39*]

Public Testimony:

- Janice Palma Glennie commented on the importance of incentives as it relates to Senate Bill 2372. [SEE YOUTUBE *TIMESTAMP 01:30:00*]

This item concluded at approximately 1:33 p.m.

141 **Public Testimony on Matters Not on the Agenda**

142 Pursuant to Hawai'i Senate Bill 869 (2025), signed into law as Act 53, testimony on
143 matters not on the agenda may be limited to three minutes per speaker. Chair Pelletier
144 called for testimony at approximately 1:33 p.m. No testimony was provided. [SEE
145 YOUTUBE TIMESTAMP 01:30:41]

146 **Proposed New Business**

147 This item was called to order at 1:34 p.m. [SEE YOUTUBE TIMESTAMP 01:31:18]

- 148 • 2026 General Plan discussion
- 149 • Status update on Senate Bill 2372

150 **Announcements**

151 **Hawai'i County Council Bill 63, Relating to Dwellings** – Chair Pelletier reported that
152 Bill 63, Draft 3, passed second and final reading on February 18, 2026. He noted the
153 Committee's prior testimony helped prompt broader discussion of the measure.

154 **The Environmental Notice (February 23, 2026)** – The Committee noted the publication
155 of the Department of Hawaiian Home Lands North Kona Wells – Keauhou Well Site and
156 Kahalu'u Storage Tanks Project final environmental assessment and finding of no
157 significant impact. This final environmental assessment can be accessed using the
158 following link:

159 [https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-02-23-HA-FEA-North-Kona-
160 Keauhou-Well-Site-and-Kahaluu-Storage-Tanks.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-02-23-HA-FEA-North-Kona-Keauhou-Well-Site-and-Kahaluu-Storage-Tanks.pdf)

161 **Board and Commission Vacancies** – The Planning Department is continuing to seek
162 applicants for the Kona CDP Action Committee and requested assistance in spreading
163 the word to interested community members. Applications are available on the Mayor's
164 Boards and Commissions webpage:

165 <https://www.hawaiicounty.gov/our-county/boards-and-commissions>

166 **Next Meeting** – The next Kona CDP Action Committee meeting is scheduled for Tuesday,
167 April 14, 2026. [SEE YOUTUBE TIMESTAMP 01:37:39]

168 **Adjournment**

169 Chair Pelletier adjourned this meeting at 1:43 p.m.

170 These minutes and all related documents are available in the Planning Department's
171 [Kona Community Development Plan Action Committee](#) folder via the County of Hawai'i
172 Public Documents Repository. These documents may also be requested from the
173 Planning Department by calling (808) 961-8288 or emailing CDP@hawaiicounty.gov.