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County of Hawai‘i
PLANNING DEPARTMENT
PUNA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

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Tuesday, August 14, 2012
DRAFT Meeting Minutes

CALL TO ORDER

Chairperson Dan Taylor called the Puna Community Development Plan (PCDP) Action Committee (AC) meeting to order at 2:58 p.m. in the Kea´au Community Center with the following persons present:

Action Committee: Barbara Bell, Frank Commendador, Madie Greene, Farris Etterlee, Keikialoha Kekipi, Patti Pinto, Oshi Simsarian, René Siracusa and Dan Taylor.

Staff: Larry Brown, PCDP Project Manager.

Members of the public: 14

ANNOUNCEMENTS

1. Dan announced that Madie would be chairing this meeting of the PCDP AC.
2. Larry reminded the AC Members and public that the Planning Department is accepting applications for appointment to the PCDP AC to fill the three seats with terms expiring this November. Applications are available for download on the Puna CDP website at www.hawaiicountycdp.info/puna-cdp.

PUBLIC TESTIMONY

1. Toby Hazel testified that the Mālama I Ka ‘Āina working group for the Pāhoa Regional Town Center Plan had a report that included comments and recommendations for the Pāhoa Park Master Plan and that she would be forwarding it on to Roy Takemoto at PBR Hawaii, Inc. who is project manager for the Environmental Assessment being prepared for the Department of Parks and Recreation.
2. Susan Langer testified that interest, sparked by the Souza/Mulliken rezoning application currently before the County Council, is growing in her community for a long range development plan for Mt. View Village.

APPROVAL OF MINUTES

René moved to approve the minutes of the July 10, 2012 meeting, as amended with the corrections shown in red. Second by Dan. Motion passed with 9 yes votes.

NEW BUSINESS

1. **Communication No. 2012-19: Pre-Environmental Assessment Consultation for Pāhoa Park Expansion Master Plan and Communication No. 2012-19-1: Planning Department Early Consultation Comments to PBR on the Pāhoa Park EA:** Larry explained that the AC was being asked by the consultant, Roy Takemoto of PBR Hawaii, Inc., for any early comments it might have on the Environmental Assessment (EA) being prepared for the Department of Parks and Recreation's proposed expansion of the Pāhoa Park. It was also further explained that Communication No. 2012-19-1 is the response of the Planning Director for the early consultation comments of the Planning Department on the same EA.

   Dan moved to have the AC draft a short letter supporting the comments already provided by the Planning Director's response and to add a recommendation that Malama O Puna, PAALA and Kokua Pāhoa be included as additional stakeholders to be consulted. Second by Oshi. Motion passed with 7 yes votes, 1 no vote (René), and 1 abstention (Keiki).

2. **Communication No. 2012-20: Pāhoa Zoning Moratorium:** The AC considered a draft letter prepared by the Pāhoa Regional Town Center Plan Subcommittee (Pāhoa Plan Steering Committee) (PRTCSC) expressing support by the AC for a proposed moratorium on any further upzoning applications within the Pāhoa Regional Town Center planning area until the plan is adopted by ordinance or June 30, 2013, whichever occurs first.

   René moved to approve the draft letter of support with amending language to the first sentence in the second paragraph indicating that the PRTCSC will be presenting a vision for downtown Pāhoa and the nearby residential subdivisions by the end of this year. Second by Barbara. Motion passed with 7 yes votes and 2 abstentions (Keiki & Frank).

3. **KAPONO Report:** Farris handed out a written report highlighting the organizational activities of the Kalapana-Pohoiki Neighborhoods Organization (KAPONO) and summarized its content for the AC. Highlights include:

   - Community input survey launched on July 22 w/117 responses so far
   - Website (www.kapono.org) created
   - July 22 kick-off community meeting at Kalani EMAX attended by 58 people
   - KAPONO mission statement and organization goals presented
   - July 29 pot luck at Seaview Pavilion attended by over 45 people
   - Additional outreach efforts planned

4. **Mountain View Report:** Patti reported the following:

   - Initial planning group meeting scheduled for 5:30 p.m. on August 30 @ Fern Acres
   - Interest spurred by recent Souza/Mulliken zoning change request

5. **Volcano Plan Report:** Dan gave a brief recounting of community planning efforts in Volcano that resulted in the Volcano Long Range Plan and the recent effort to update it for adoption as community development plan for the Volcano area.

   - Revised plan being presented to the community in the next week or so for review and comment

- Plan covers an area much larger than the immediate Volcano Village extending about 7 miles from Volcano Golf Course to Akatsuka Orchid Gardens and includes neighboring subdivisions along that corridor
- Focus is on preserving the quaint historic character of the village with designation of a village design district for the village core
- Want to restrict development along the Highway so as to preserve the scenic natural corridor
- Proposing standards for surrounding subdivisions to ensure there is a biological link between Volcano National Park and the forest preserves on the other side of the village
- Still need professional help putting the plan into a format suitable for adoption by ordinance

6. **Pāhoa Plan Update:** Jon Olson briefed the AC on the activities of the PRTCP SC and Working Groups.
    - Joint meeting of SC and WGs was held last week and progress on all elements of the plan moving forward
    - Hoping to get all WG reports by the end of September
    - SC approach is to lay the groundwork and identify the basic infrastructure necessary for Pāhoa to be able to provide access to goods and services to the surrounding population over the next 20 years
    - Design district designation needed to retain Pāhoa feel
    - Hope to acquire land in central village around Akebono to allow for various community center infrastructure purposes
    - Talking with Barbara Leonard at UH-Hilo to offer college level classes in Pāhoa
    - Village access off Hwy. 130/Pāhoa Bypass issues are major concern and being addressed
    - Nearly completed with tabulating and interpreting results of initial public survey
7. **Budget Subcommittee Report:** Madie reminded the AC that this report on the activities and the submittals presented by the Budget Subcommittee may not be discussed or acted upon by the AC at this meeting and will be on their September agenda for discussion and action. Oshi read the written report (Communication No. 2012-22) to the AC.
    - Report includes six (6) budget requests, identified as Communication Nos. 2012-23 through 28
    - Additional budget requests may be introduced to the AC at the September meeting

UNFINISHED BUSINESS

1. **Communication No. 2012-21: Letter of Support for Mountain View Playground & Gym Equipment:** Sharon Daun explained that the draft letter of support was hopefully representative of the community input provided at a recent community meeting.

    Barbara moved to approve the letter of support. Second by Frank.

René moved to amend the letter with specific language referencing the funding amount. Second by Oshi. Amending language is in the last paragraph and is to read as:

> "Mahalo Mayor Kenoi for securing county funding for the Mountain View playground project. We believe this project needs about $200,000 and the minimum amount of approximately $100,000 is extremely helpful. This project will provide a safe play place for our keiki to learn, have fun, and have a sense of pride for their community. We applaud your bold stance for the future of our keiki and vision for our community."

The motion to amend the letter passed with 8 yes votes and 1 abstention (Keiki).

The motion to approve the letter as amended passed with 8 yes votes and 1 abstention (Keiki).

2. **B. T. Kuwahara, LLC Rezoning Application No. 12-155 & State Land Use Boundary Amendment Application No. 12-033:**

   a. Public Testimony: Jon McElvaney, representing B.T. Kuwahara, LLC, provided the AC with copies of the site plan for the proposed development and a blank site plan. Jon pointed out that the Hawaiʻi Tribune Herald article stating that the applicant was willing to pay for the proposed roundabout intersection improvement at Pāhoa Village Road and Hwy. 130 was incorrect and that the State would be funding the roundabout. Testimony points include:

      - Proposed development and architectural style is open to public input.
      - Community use facilities can be incorporated into the development
      - Proposing multi-discipline medical facilities
      - Willing to make intersection improvements at Pāhoa Village Road and Kahakai Blvd.
      - Plans to incorporate pedestrian and bicycle access improvements

   b. Larry explained that the Kuwahara application was on the agenda because the Planning Director is asking for review and comment on the application by the Action Committee with regards to its consistency with the PCDP and the emerging Pāhoa Regional Town Center Plan. Because of the need to either complete and Environmental Assessment for the proposed roadway and intersection improvements the applicant will be making to the existing and proposed public roadways adjacent to the project and/or the transfer of the portion of the adjacent State land proposed for the Kahakai Blvd. extension, sufficient time is available for the AC to schedule and receive formal presentations from the applicant, public and the Pāhoa Regional Town Center Steering Committee before providing comments to the Planning Director.

   René moved to have AC Members bring their written specific questions and concerns about the Kuwahara application and project to the next PCDP AC meeting for discussion and to decide on what the next step should be. Second by Oshi. Motion passed with 8 yes votes and 1 absentee (Dan).

3. **Inter CDP Action Committee Collaboration:** Dan and René proposed the need for a process by which the different CDP Action Committees in Hawaiʻi County might be able to interact on

a regular basis to identify and discuss common issues and concerns so that better recommendations might be presented to address those issues and concerns.

René moved to have René draft a letter to the other Action Committees suggesting that a process be created whereby they could collaborate with each other on areas of common interest and that Dan could approve and sign for distribution to other AC Chairs without further PCDP AC approval. Second by Keiki. Motion passed with 9 yes votes.

ANNOUNCEMENT: None

AGENDA FOR NEXT MEETING (September 11, 2012):

a. Final Kapoho Wastewater Subcommittee Report and close-out the SC. – Barbara

b. General Operating and CIP Budget Report and requests submitted to the AC at the August 14, 2012 meeting – Oshi, Farris, Patti & Keiki

c. Budget Subcommittee 2nd Report – Farris, Patti, Oshi & Keiki

d. Ahalanui Park Health and Safety Standards – Keiki

e. AC questions and concerns on the Kuwahara application

ADJOURNMENT:

René moved to adjourn the meeting. Second by Dan. All voted in favor.

Meeting adjourned at 6:04 p.m.