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

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Thursday July 15, 2010
Meeting Minutes (Draft)

CALL TO ORDER
Chairperson Barbara Bell called the Puna Community Development Plan (PCDP) Action Committee (AC) meeting to order at 3:02 p.m. in the Kea'au Community Center, with the following persons present:

Action Committee: Barbara Bell, Frank Commendador, Larry Higgins, Jeffrey Krepps, Madie Greene, Wesley Owens. Excused: Daniel Taylor, Keikealoha Kekipi, Unexcused: Tim Tunison.

Staff: Larry Brown (Planning Department, Project Manager), Elizabeth "Liz" Hultman-Salfen (Planning Department, Community Planning Assistant), Virginia Aste (Planning Department, Recorder).

Public servants: RJ Hampton, Legislative Aide to Councilperson Emily Naeole-Beason; Milton Pavao, Manager, Department of Water Supply.

Members of the public: 4

ANNOUNCEMENTS

1. Larry Brown pointed out that the Department of Water Supply (DWS) guests have displayed two maps showing DWS facilities and distribution lines in the Puna district.
2. Larry Brown announced that **Larry Higgins** has submitted his resignation from the Action Committee. Larry will serve until December 2010 or his replacement is confirmed, whichever occurs first.
3, Barbara Bell announced that she is hosting an informational workshop on cleansing of shoreline ponds such as those in Kapoho and Vacationland. The workshop will be held in Vacationland on from 9 a.m. to noon, Saturday, August 14. Reservations can be made with Bell.

PUBLIC TESTIMONY

1. **Toby Hazel**, Nanawale Estates, stated that there is no effective or economical transportation to the airports on the Big Island. She recounted her recent trip from Puna to the Kona airport.

She paid sixty dollars to a friend to take her to the Kona airport and upon her return, paid one hundred dollars for a Hertz rental car, with a one hour wait to get on the road. She then paid for a pickup to return to Nanawale Estates because there was no mass transit service available. She also requested regular posting of routes.

2. **Stephanie Bath** requested timely submission of subcommittee reports. She urged the AC to vote yes on a request to be considered by the AC to get documents from Mass Transit in order to understand goals and master plan for the agency. She again urged that Mayor Billy Kenoi and Tom Brown, Manager of Mass Transit ride buses regularly, as a "reality check" on service. She also asked if eminent domain could be used to get county buses and vans on private subdivision roads, citing the use of that doctrine on the Emergency Access Road.

3. **Jack Lockwood** urged the use of roundabouts after seeing dozens of roundabouts in a recent 2,000-mile motor trip in England and Scotland. He stated that they must be properly engineered to the correct diameter, but that they provide a better alternative than traffic lights, such as those which often delay traffic in Puna. Barbara Bell stated that a roundabout near Kahakai Boulevard in Pahoa is scheduled for construction.

4. **Hannah Herrick** asked questions regarding the notification and approval of owners in subdivisions regarding operation of Mass Transit vehicles on private subdivision roads.

APPROVAL OF MINUTES

A motion was made by Wes Owens to approve minutes of the June 17, 2010, meeting, seconded by Madie Greene. In discussion, Frank Commendador expressed appreciation for the clear format of the minutes. **The motion passed with four affirmative votes. Jeffrey Krepps abstained**.

NEW BUSINESS

1. Guest Speaker: Milton Pavao, Manager, Department of Water Supply

Mr. Pavao described his childhood living in a plantation camp in ʻŌlaʻa. The village name was changed to Keaʻau in 1964. He stated that the water systems in Puna were developed by the sugar companies and HELCO and that the County of Hawaiʻi Department of Water Supply, was subsequently authorized in the County Charter as a "semi-autonomous" body. The Water Department, receives funds for delivery of water; zero from land taxes. The Board of Water Supply governs the DWS, with nine members who make decisions based on regulations from the County of Hawaiʻi, the State Department of Land and Natural Resources and the federal government. Recent wells have been developed to serve the increasing population on the Big Island. ʻŌlaʻa No. 6 is under construction at a cost of $7.3 million. Department of Hawaiian Homelands will drill a second well in Puna to serve lots on Hawaiian homelands. Mr. Pavao pointed out that after1966, legislation decreed that any developer must supply a water system, but the legislation was not in effect when the large subdivisions such as Hawaiian Paradise Park, Eden Roc, Royal Gardens, etc. were developed. He stated that surveys were sent out 10 years ago to some subdivisions to see if they wanted water systems. At that time, most responding to the survey stated they did not. He outlined the difficulties of well-drilling on the Big Island and described an Improvement District, as a tool which can be used to generate funds for developing water systems. This method was used most recently in Kea'au Ag Lots.

Mr. Pavao stated that Puna has "pharmaceutical quality" water and a supply that is more than sufficient to serve the district, despite an increasing population. He stated that since wells now have concrete casings around the pipes they are rarely vulnerable to contamination. Contamination usually follows the horizontal contours of the lava flows generally requiring a much longer route to the aquifer. However, he said water in all Big Island wells is tested once a month in order to detect problems. Mr. Pavao stated that the newest regulations for water systems are being developed at UHH, Source Water Assessment Protection, or SWAP and will delineate areas above wells and limit activities that might harm water quality. He said he favors such regulations to protect the aquifer. He outlined methods currently in use which prevent contamination: making cesspools illegal, installation of septic systems and regular pumping of self-contained aerobic systems. He presented maps and a handout regarding ‘Ōla‘a No. 6. He said the DWS welcomes questions and that he and his staff will handle all calls at 961-8050, Ext. 204.

2. **Subcommittee Reports:**

A. Amendments Subcommittee:

i. Larry Brown reported that Bill 194, containing amendments to the PCDP may be placed on the agenda for the County Council Planning Committee meeting on August 3 in Hilo. *(Corrected date of the Planning Committee meeting is August 2)*

ii. **It was moved by Barbara Bell and seconded by Jeffrey Krepps that Frank Commendador be appointed to join Barbara in representing the AC at the Planning Committee meeting in the place of Dan Taylor who cannot be present. The motion passed by unanimous vote.**

B. Budget and Finance Subcommittee:

i. Liz Hultman-Salfen will coordinate the search for funding to support the Action Committee and implementation actions and report to the AC.

ii. Larry Brown will research the timing to request funds in the next County of Hawaii budget cycle and report to AC.

C. Malama I Ka Aina Subcommittee:

i. Barbara Bell reported on behalf of Dan and Tim that priorities identified in their written Report for AC Meeting of July 15, 2010 remain the same.

a. Waste water issues in Puna makai, and

b. Implementation of the Biosphere Reserve Buffer Zone. A knowledgeable citizen group in the Volcano area is beginning to study this and may be prepared to draft a supporting resolution for the AC to approve and submit to the County Council for adoption.

ii. **Frank Commendador moved and Barbara Bell seconded a motion to instruct Barbara to write to Milton Pavao requesting him for a written statement of his support of the provisions in Section 2.3.3.d of the PCDP pertaining to aquifer protection. The motion passed with a unanimous vote.**

iii. Cultural Resources Commission:

a. Jeffrey Krepps expressed support for the Cultural Resources Commission and stated that there appears to be support from various sectors of the community as well. **Jeffrey moved to send a letter of support for funding to enable seating of the Cultural Resources Commission from the AC to the Mayor. The motion was seconded by Frank Commendador was passed by unanimous vote.** Jeffrey will draft the letter for presentation at the August meeting.

D. Growth Management:

i. Park and Recreation:

a. Jeffrey reported that there have been no meetings during the past month and that more community participation is needed throughout the district, particularly in the mauka areas of Puna.

b. Barbara suggested that Jeffrey might want to consider attending a future meeting of the Kapoho Beach Lots Homeowner's Association as a possible means of getting more stakeholder participation with regards to the Pohoiki and Cape Kumukahi park projects.

ii. Agriculture, Economic Development and Energy:

a. Jeffrey reported that no meetings had been held during the past month and that more community participation is needed.

b. Jeffrey asked if Liz could assist with getting the word out in the community about the need for more public participation with these implementation areas.

iii. Floating zones:

Larry Higgins asked what the Planning Department has done to establish the floating zones called for in the PCDP. Larry Brown answered that Bill 194 proposes to delete the floating zone and transfer of development rights tools from the PCDP. Planning staff is now exploring "form-based codes" for Transit Oriented Developments and Transit Neighborhood Developments called for in the Kona CDP and Village Centers expected to be called for in the Ka'u CDP. The goal is to create a zoning mechanism for implementation of the "village center" concept throughout the County, and that the form-based code being drafted will serve that purpose.

iv. Design Review Boards:

Larry Higgins asked what progress has been made on establishing Design Review Boards. Larry Brown responded that there has been no progress, but that interested community groups need to show a level of support and could then contact the Planning Department with recommendations. Larry Higgins stated that he had submitted a model to the Planning Department.

E. Transportation:

i. Barbara Bell reported that she and members Wes Owens, Stephanie Bath, Rob Tucker and James and Elizabeth Weatherford met to discuss priorities, which have not changed from the report of their May 27, 2010 meeting.

ii. Letter to Mass Transit Agency (MTA):

a. Barbara introduced a draft communication to Tom Brown thanking him for his presentation to the AC at its June 17 meeting and requesting documents on "Hub and Spoke," including a copy of the $350,000 grant application and scope of work.

b. Barbara invited Stephanie to comment further on the intent of the communication to Tom Brown. Stephanie suggested that the priority should be to get the Hub and Spoke established first, then implementing the paratransit (vans) element, starting with County roads in areas where demand warrants it.

c. Stephanie further suggested that an objective method getting public input on implementation strategies for meeting the mass transit goals of the PCDP is needed.

d. A recent memorandum from Tom Brown summarizing his conversations with Deputy Corporation Counsel Bill Brilhante regarding County issues and requirements to establish bus service within private subdivisions was discussed. Frank commented that the report from Tom Brown on the Corporation Counsel's response to the issues regarding implementing MTA bus service on private subdivision roads was unsatisfactory and that he would like a report directly from Corporation Counsel so that the various homeowners and road maintenance associations have a clear understanding of what they need to do so that the County will agree to allow bus service over private subdivision roadways. Frank wants Mr. Brilhante to appear before the AC to provide greater detail on specific requirements and will identify specific questions and areas of concern that can be provided in an AC request for Mr. Brilhante or another Corporation Council representative to address the AC.

e. **Frank Commendador moved and Wes Owens seconded to accept and forward the draft memo with amending language requesting information on the proposed method for soliciting community input on routes and schedules to Tom Brown. The motion passed by unanimous vote.**

iii. Puna Makai Alternate Route (PMAR):

a. Larry Brown reported that there is now a clear delineation of responsibilities between Planning and the Department of Public Works (DPW) in building new roads. Implementation of Capital Improvement Program (CIP) projects, such as roads, is the responsibility of the agency whose responsibility is to construct and manage the public facility.

b. DPW is now starting to look into the availability of County funds and a scope of work for a Functional Classification Report. This classification will make it possible for the County to request that the PMAR be placed on the STIP and thereby qualify for federal funding.

3. Implementation Work Plan Template:

A. A draft Work Plan Template, showing the BRBZ as an example implementation action was presented by Larry Brown for comment by members. It was also pointed out that the WP is a working document/tool that may be subject to alteration and updating as may be needed.

i. Wes Owens suggested adding the date for when each task was added to the Work Plan (WP).

ii. Wes also suggested linking listed reference documents to specific tasks as may be appropriate.

B. **A motion was introduced by Jeffrey Krepps, seconded by Wes Owens, thanking the Planning Department for the Work Plan concept and requesting that AC begin utilizing work plans with revisions as needed. The motion passed unanimously.**

4. Mass Transit Reports:

The discussion and actions under this agenda item were addressed within the Transportation Subcommittee Report summarized above.

5. Action Committee Workshops:

No workshops are currently scheduled and the AC did not identify any urgent subject matter for an informational workshop.

UNFINISHED BUSINESS

1. General Plan Amendments:

The charge to the Action Committee is to identify specific amendments to the General Plan (GP) that are necessary to the implementation of the PCDP.

A. Larry Brown suggested that Liz Hultman-Salfen create a draft work plan for each of the prioritized actions identified in the sub-committee reports. These draft work plans will then be distributed to the AC Members by email in preparation for a final prioritized list of actions that will help identify any GP amendments that may be necessary and suggest appropriate community activity in their implementation.

B. Larry also suggested that AC members study the prioritized actions and identify tasks that might be appropriate for specific actions.

AGENDA FOR NEXT MEETING

1. Discussion of sub-committee priorities. Barbara Bell will compile three to five priority projects for each sub-committee and present them for discussion and work plans
2. Selection of speaker from the AC list will be made by Larry and Barbara.
3. Presentation of draft letter to support Cultural Resources Commission - Jeffrey Krepps.

ADJOURNMENT

A motion to adjourn was presented by Jeffrey Krepps, seconded by Wes Owens. Unanimous vote to adjourn at 6 p.m.