



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

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Thursday, May 20, 2010
Meeting Minutes (Draft)

CALL TO ORDER

Chair Barbara Bell called the PCDP Action Committee meeting to order at 3:03 p.m. in the Kea'au Community Center, with the following persons present:

Action Committee: Barbara Bell, Frank Commendador, Madie Greene, Larry Higgins, Keikialoha Kekipi (arrived late), Jeffrey Krepps, Wesley Owens, Daniel Taylor, Tim Tunison.

Staff: Larry Brown (Planning Department, Project Manager), Cynthia Lahilahi Verschuur (Planning Department, Recorder).

Public servants: RJ Hampton (County Councilwoman Emily Naeole-Beason's office, 5th District), Shelly Ogata (County Councilman J. Yoshimoto's office, 3rd District).

Members of the public: 5

ANNOUNCEMENTS

1. Barbara introduced Elizabeth "Liz" Hultman-Salfen as the new Community Planning Assistant for the Puna CDP.

PUBLIC TESTIMONY

1. **Jon Olson** testified on Planning Director BJ Leithhead Todd's direction concerning road infrastructure being different than what the steering committee had planned. She has stated that no commercial development will take place until roads have been improved.

APPROVAL OF MINUTES

Jeffrey moved to defer approval of the minutes of the special AC meeting held March 25 and continued on April 8, 2010 until the next monthly meeting. Wes seconded, all voted in favor. Jeffrey then moved to defer approval of the minutes of April 15 until the next meeting. Madie seconded. All voted in favor.

NEW BUSINESS

1. Kea'au-Pāhoa Road Improvement Project/Environmental Study status update (Cheryl Soon, SSFM Project Manager)

- A. SSFM is ensuring the project is compatible with Puna Makai Alternate Road (PMAR).
 - i. Traffic reports include analysis with and without PMAR in place.
- B. Cheryl distributed/discussed the Draft Environmental Assessment (DEA) project description and map handout. Key points:
 - i. Since last summer, SSFM has conducted technical portions of environmental studies, and has found no project stoppers.
 - ii. The DEA was filed last week with Office of Environmental Quality and will be publicly available May 23. Copies will be available to anyone who asks and sent to community associations and libraries as hard copy book and CD with technical appendices. Public can also request copies of specific areas of the study such as water quality.
 - iii. Public meeting will be held during the last week of June (tentatively June 29, 5:30 p.m.).
 - iv. A 60-day official comment period has been set, next step is to choose intersection treatments.
 - v. Proposed “access management” concept: off setting roads to create four-way intersections along Hwy 130. Three subdivisions have shown approval.
 - vi. If an option is chosen exceeding currently programmed funding, the project will have to be completed in phases. Looking at completion in 2018.
 - vii. Four-lane scenario creates contra-flow opportunity, good for emergency considerations.
 - viii. With public approval, DOT is prepared to start the Kahakai/Pahoa Marketplace intersection first. Roundabout consideration is high for this intersection.
- 2. DOT priorities report (Larry B.)
 - A. DOT is starting to set money aside for intersection treatments such as Kahakai Blvd.
 - B. Shoulder-lane conversion project
 - C. HWY 130 improvement project from Kea’au Bypass to Pahoa High School
 - D. Projects to address safety concerns on HWY 130
- 3. PMAR update (Larry B.)
 - A. PMAR needs functional classification report in order to get on the Statewide Transportation Improvement Project (STIP) list to qualify for federal funding needed for design and construction. It will take at least 18 months for state to do the classification.
 - B. Funding availability timeline: 2004 \$188k federal hwy project money lapsed, \$250k in County A bonds expire June 30, 2010, \$190k expire June 30, 2011.
 - C. Frank moved to send a letter to the County Department of Public Works via Director Warren Lee, copying the Planning Director, asking about the functional classification of roads report and showing support of PMAR project. No second. Transportation Sub-committee will continue discussion.
- 4. Planning Director’s Recommendations on Bill 194
 - A. Dan complimented Larry B. and his work on the recommendation letter. Felt disheartened

about the Planning Director's recommendations.

- B. Larry B. explained that substantive amendments to Bill 194 have to go back through a process involving the Planning Commission. Some of the AC committee's recommendations will be introduced as separate amendments. Larry B. has drafted an ordinance, but the deadline has passed to get it before the planning commission at the same time as Bill 194.
 - C. Jeffrey brought up discussion of the floating zone (FZ) issue. "Project district" classification in zoning code is very similar to FZ designation, but would require significant amendment to implement the village center concept.
 - D. Barbara suggested having an AC representative at the Planning Commission meeting June 4 to testify and speak on behalf of the AC regarding the Bill 194 recommendations.
 - E. Frank asked if the loss of the FZ designation will have an impact on future development. Amy said nothing can supersede the County Code, which doesn't include FZ's. Barbara suggested piggy-backing with Kona's consultant. **Dan moved that the AC have a presence at the Planning Commission meeting. Jeffery seconded. Frank made friendly amendment that Dan attend and represent the AC. Madie seconded. Dan agreed he would go. All in favor.**
 - F. Committee discussed the AC's substantive amendment regarding the re-zoning of ag. lands which was rejected by the Planning Director.
5. Subcommittee Reports
- A. Amendment Subcommittee – no report
 - B. Budget & Finance Subcommittee – no report
 - C. Mālama I Ka 'Āina Subcommittee – no report
 - D. Managing Growth Subcommittee – no report
 - i. Jeffrey facilitating Parks and Rec working group and would like someone else to take over.
 - E. Transportation Subcommittee – no report, next meeting Thurs., May 27, 5 p.m.
6. Action Committee Workshops: No suggestions

UNFINISHED BUSINESS

None

- 1. **Hannah Hedrick** testified on Planning Director's letter of recommendation regarding amendments.

AGENDA FOR NEXT MEETING

- 1. Tom Brown on mass transit (scheduled)- Puna service updates, future projections
- 2. Parks and Rec- future Plans
- 3. Milton Pavao, Dept. of Water Supply- aquifer
- 4. PMAR, Warren Lee
- 5. Community project endorsement

6. Dept. of Hawaiian Homes- latest developments in Puna
7. PMAR letter
8. Review process for design standards
9. Prioritizing action items by sub-committees

ADJOURNMENT

Meeting adjourned at 5:52.