William P. Kenoi
Mayor

BJ Leithead Todd
Director

Margaret Masunaga
Deputy Director

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

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai‘i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

PUNA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Thursday, March 25, 2010 & April 8, 2010
Meeting Minutes

CALL TO ORDER MARCH 25, 2010

1. Barbara Bell called the PCDP Action Committee meeting to order at 1:32 p.m. in the Puna Conference Room at the County Office Building, with the following persons present:

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

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 Jay Yoshimoto's office, 3rd District)

Media: David Corrigan (Big Island Video News)

Members of the public**:** 7

ANNOUNCEMENTS

None

PUBLIC TESTIMONY

1. **Barbara Lively**, former PCDP Steering Committee member, thanked AC members for their service and said she will always advocate for space and time for public input.
2. **Rob Tucker**, Friends of Puna's Future (FoPF)
   A. Village Center Steering Committee (VCSC) proposal
      i. Developed over several months by FoPF Amendment Committee
      ii. Intent to provide simple, elegant, social engineering process for communities to come together to get greater input and consensus.
   B. Bill 194 – discussed background and intent of FoPF's "Draft 2" of the bill.

i. Single document using Jay Yoshimoto’s block format to provide mechanism to look at FoPF’s input on the 80 to 100 parts of the bill.
ii. Worked off thinking from 130 meetings of PCDP Working Groups and Steering Committee.
iii. In favor of most of Emily Naeole’s amendments from 2008, not in favor of many of Chris Yuen’s proposals because they removed the intent of the PCDP. In favor of some of Jay Yoshimoto’s language changes; did not agree with change of action language (e.g. insertion of “recommend”).
iv. Encouraged edits from the AC, offered manpower to do the paperwork.
v. Growth management structure (VCSC proposal) was incorporated into the draft.

APPROVAL OF MINUTES

Dan moved to approve the minutes of the March 18, 2010 AC meeting. Madie seconded. Five voted in favor; Frank, Wes, and Keiki abstained.

NEW BUSINESS

1. Communication No. 2010-23 from County Council Vice-Chair Emily Nae’ole-Beason regarding identification of capital improvement projects for 2010-2011.
   A. Larry B. will give AC members copies of the current CIP list being reviewed by the Council and posted on the website.
   B. Dan suggested each sub-committee maintain prioritized list of projects.
   C. Information needed: three to five-sentence description, short justification, round number approximate budget. Might be better to limit recommendations to 3 or 4 projects.
   D. Larry B. pointed out the CIP list might not be funded in order of highest priority. Often, mandated projects that are ready to go move forward first.
   E. Possible projects:
      i. EIS, preliminary engineering report, and community input for 56-acre land parcel above Pahoa.
      ii. EIS for wastewater issues in Kapoho.

UNFINISHED BUSINESS

1. Amendments to the Puna CDP
   A. Amendment Sub-committee recommendations
      i. Floating zone (FZ) and transfer of development rights (TDR)
         a. Recommended maintaining FZ and TDR references in the PCDP.
         b. Discussion to make a statement that FZ and TDR concepts don’t apply to the Kea’au Regional Center. Larry B. said he could recommend additional &/or alternative language to make it clear that FZ and TDR concepts are optional.
         c. Section 3-4 and 3-5 under “Objectives and Actions”: “implement tools” could be “provide tools” or “implement tools available.
         d. Barbara L. discussed intention of Steering Committee to provide more land use tools, but not to attach them to specific areas.

e. **Frank moved to adopt the recommendation from the Amendment Sub-committee, "maintaining TDR and Floating Zone as optional concepts in the PCDP, enabling the WHS master plan for Kea'au, and enabling other Town and Village Center plans to develop according to the discreet preferences of residents who will be affected." Dan seconded. Jeffrey abstained, all others voted in favor.**

ii. Action-word syntax

a. **Jeffrey moved to keep original language. Dan seconded. Wes abstained, all others voted in favor.**

iii. Agriculture zone subdivision

a. **Dan moved to adopt and extend the sentence of the sub-committee recommendation, "to clarify the intention in the PCDP to enable ag-zoned parcels of land to remain intact, or at least not to be subdivided into smaller and smaller units." Barbara seconded.**

b. Rob Tucker said the PCDP Land Use Working Group's intention behind the down-zoning proposal was to prevent what happened in 1959, without disallowing farm families from being able to provide for their children.

c. **Barbara recommended adding language "… reminding all that retaining the rural character of Puna, protecting native, natural and cultural resources, is paramount. The subcommittee further recommends leaving 3.2.3 d. intact."**

d. **Dan accepted additional language as a friendly amendment. All voted in favor.**

iv. Aquifer

a. Recommended protection of the aquifer makai of Hwy 130, as in lands mauka and that the original language of the CDP in Section 2.3.3 d remains unchanged.

b. **Dan moved to adopt recommendation. Frank seconded. All voted in favor.**

B. FoPF's Village Center Steering Committee (VCSC) amendment

i. Amendment Sub-committee recommended approval and urged communities to organize their plans promptly.

ii. Frank moved to adopt recommendation, Madie seconded.

iii. Discussion

a. Dan proposed adopting the sub-committee's recommendation but deleting the statement urging communities to organize their plans promptly.

b. Discussed whether the amendment would slow down process for communities or empower them.

c. Frank withdrew his motion; Madie withdrew her second.

iv. **Dan moved to accept the sub-committee's recommendation to approve the FoPF proposed amendment. Jeffrey seconded. Barbara abstained, all others in favor.**

C. Hawaiian Shores request to modify VC designation

    i. **Dan moved to accept the sub-committee's recommendation to amend the village center designation for Hawaiian Shores, Hawaiian Beaches & Hawaiian Parks subdivisions by amending Figure 3-2 to indicate a "Future Location Subject to Community Review" and deletion of the Hawaiian Beaches Neighborhood Village Center and Figure 5-8 on page 5-17. Wes seconded, all in favor.**

D. Kalapana Seaview Estates' request to remove VC designation
    i. Frank moved to table. No second. **Dan moved to drop the sub-committee's recommendation. Barbara seconded. All in favor.**

E. All Land Owners of Hawaiian Acres (ALOHA) proposed amendments
    i. Remove community parks
        a. **Jeffrey made a motion to remove the planned community parks from Hawaiian Acres. Barbara seconded. Wes made a friendly amendment to leave the parks in the PCDP but remove the specification of specific properties. Jeffrey and Barbara accepted.**
        b. Larry B. said the parks were designated in conjunction with connector roads.
        c. **All voted in favor of removing the specification of specific properties for community parks in Hawaiian Acres.**
    ii. Remove all proposed connectors or highways in Hawaiian Acres from the PCDP and delete the words "Hawaiian Acres" from ch. 4, section 4.3.3 a.
        a. **Jeffrey moved to remove "Hawaiian Acres" as stated in the proposal. Wes seconded. Two in favor (Jeffrey and Wes), four opposed (Madie, Dan, Frank, Barbara), two abstained (Keiki and Tim). Motion did not pass.**
    iii. Include a Native Forest Preservation Zone in Hawaiian Acres.
        a. **Dan moved to not accept resolution, Barbara seconded. All in favor with two abstentions (Jeffrey and Tim). Motion passed**.
    iv. Release easement to Champagne Ponds
        a. **Jeffrey moved to not accept resolution in lieu of prior resolution. Wes seconded. Keiki abstained, all others in favor.**

F. Proposed bus service amendment
    i. **Frank moved to accept new action item "Section 4.2.3.l: Expand Hele-On transit service to include regular service to both the Hilo and Keahole International Airports from all existing and future service routes." Barbara seconded. All voted in favor.**

G. Proposed map amendment by Ulupono Center
    i. Larry B. showed map and explained rationale of why the current plan's urban zoning boundary does not include Ulupono, because it is cut off from the existing Kea'au Village core by the Kea'au Bypass, is too near the power plant and adjacent existing general industrial zoned lands, and is disconnected from preliminary regional town center designated area mauka of Hwy. 11.

ii. **Wes moved that the proposal should be addressed by the Kea'au community master planning effort. Barbara seconded. Jeffery abstained, all others voted in favor.**

H. Revision of Bill 194 amendment regarding Kea'au and Pahoa transfer stations

i. Barbara suggested **replacing 3.4.3.g with the following: "Future development plans, including any roadway creation or improvement projects, within the vicinity of the Kea'au and Pahoa transfer stations, shall include modifications to access routes and intersections as may be reasonable and necessary to minimize transfer station traffic on streets adjacent to any school or residential uses and to maximize access and egress safety at intersections with connecting roadways."**

ii. **Frank moved to accept. Wes seconded. All in favor.**

I. HPP request to correct figure on p. 5-10 to indicate that HPP contains 8,835 lots, not 8,804.

i. Larry B. reported on his follow-up and said he will make the change upon confirmation. Regarding the other request to include the number of miles of roads, he said that information wouldn't serve any purpose.

J. Bill 194 amendments

i. Discussed the sub-committee taking it up at the next meeting.

ii. Discussed deadline for submitting recommendations to the Planning Director by April 18.

PUBLIC TESTIMONY

1. **Hannah Hedrick** commended the Planning Dept. and AC committee and recommended going out to all the various segments of the community.

ADJOURNMENT

Barbara moved to recess meeting to Thursday, April 8, 2010. Wes seconded. All in favor, meeting recessed at 5:03 p.m.

(CONTINUED ON NEXT PAGE)

CALL TO ORDER APRIL 8, 2010

1. Frank Commendador called the PCDP Action Committee meeting to order at 1:32 p.m. in the Puna Conference Room at the County Office Building, with the following persons present:

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

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)

Members of the public: 4

ANNOUNCEMENTS

None

PUBLIC TESTIMONY

1. **Toby Hazel**, Kupuna o Puna, distributed and testified on a CIP proposal for the Pahoa Senior Center. Asked about Bill 194 Amendment No. 22 and expressed concern about needing to wait for master planning process. Advocated for a certified kitchen and restroom.

*Frank turned the meeting over to Larry Brown in order to facilitate discussion and action on remaining amendment items.

UNFINISHED BUSINESS

1. Amendment Sub-committee recommendations on amendments to the Puna CDP
   A. TDR and FZ designations
      i. Larry B. suggested modification of recommendation approved March 25.
      ii. Discussion
      iii. **Tim moved to keep the original sub-committee recommendation as approved on March 25, deleting the words, "Sub Committee recommends enabling WHS master plan for Kea'au, and enabling other Town and Village Center plans to develop according to the discreet preferences of residents who will be affected." Wes seconded, all voted in favor.**
   B. Agriculture zone subdivision (Amendment Sub-committee's Preliminary Draft Recommendation, item 3 regarding Sec. 3.2.3.b)
      i. Larry B. suggested modification of recommendation approved March 25.
      ii. Discussion to consider the amending language that Chris Yuen proposed.
      iii. **Wes moved to amend paragraph 1 to accept the language that was proposed by Chris Yuen to "Downzone all Agricultural (A) zoned parcels in the State Agricultural District in Puna to a zoning that would allow subdivision to no**

more than nine additional lots per lot of record. Existing lots greater than 100 acres in size shall be down-zoned to A-10a. This does not apply to property already zoned to allow fewer lots." Frank seconded. All voted in favor.

  iv. M**adie moved to delete paragraph 2: "We find much similarity of intent in Bill 194 and in the original PCDP…" Frank seconded, all voted in favor.**

  v. **Frank moved to delete verbiage from the recommendation (para. 3) and incorporate it as appropriate in the discussion and rationale. Madie seconded. All voted in favor.**

C. General use and design guidelines matrix (Table 5.1 in the PCDP)

  i. **Frank moved to delete the first two sentences and keep sentence 3 in the sub-committee's recommendation number 7. Madie seconded, all voted in favor.**

D. Roundabouts

  i. Larry B. suggested deleting recommendation to reference roundabouts. Discussion ensued, no action taken.

E. Kalapana Seaview Estates

  i. Discussion on KSE Community Association's request to remove location of scenic turnout in front of subdivision. Larry B. discussed need for restroom facilities and emergency phone in Kalapana/Kehena area.

  ii. **Frank moved to replace bullet 9 in Chap. 4, p. 4-10, Sec. 4.5.3.f of the PCDP with "Develop at least one scenic turnout between 'Opihikau and Kehena that includes restroom facilities and an emergency phone." Keiki seconded.**

  iii. **Jeffrey made a friendly amendment to replace location to "near Kehena beach."**

  iv. **Friendly amendment accepted. All voted in favor.**

F. Hawaiian Acres community parks

  i. **Wes moved to amend the recommendation adopted March 25 to read, "…Hawaiian Acres subdivision at three sites to be determined later through a community involvement process." Jeffrey seconded. All voted in favor.**

G. Ulupono Center map change proposal

  i. **Wes moved to add to the recommendation adopted March 25 that the AC rejects the request to have the map amended at this time. Entire recommendation to read: "The AC rejects the request to have the map amended at this time. The proposal should be addressed by the Kea'au community master planning effort." Madie seconded. Five voted in favor** (Frank was out of the room).

2. Recommendations from "Table of Proposed Amendments to the Puna CDP"

A. Item 6 of Bill 194 (Sec. 2.2.3.a. regarding Biosphere Reserve Buffer Zone)

  i. Larry B. said reason for proposed deletion of "greater" from "greater Volcano area" was unclear and asked if the AC had any issue with the change. No action taken.

B. Item 16 of Bill 194 (Sec. 3.2.3.a regarding subdivision variances)

    i. **Frank moved to keep original language of PCDP "There shall be no further variances to permit re-subdivision of lots created by such variances." Wes seconded, all voted in favor with the exception of Keiki, who abstained.**

C. Item 16 of Bill 194 (Sec. 3.2.5.c. regarding Urban Expansion Area designations)
    i. **Madie moved to adopt the following amending language: "Rescind the Urban Expansion Area designations in the County of Hawai'i General Plan LUPAG, except where they correspond to the recommended Preliminary Regional Town Center boundaries and existing urban type zoning for Keaʻau and Pāhoa as illustrated in Chapter 5." Wes seconded, all voted in favor.**

D. Item 22 of Bill 194 (Sec. 3.5.3.c regarding the Pahoa Regional Park and Senior Center)
    i. Discussion about old fire station becoming a one-stop community center vs. a senior center.
    ii. Frank moved to recommend approval of amending language in Bill 194. Keiki seconded. After discussion, Frank rescinded his motion.
    iii. **Wes moved to replace "one-stop community center…" in second bullet of page 3-17 to 3-18, subsection 3.5.3c, with "a senior center with certified kitchen for congregate meals program and activities/dining room, as well as a one-stop center providing other services such as support and advocacy for affordable housing, employment, home-bound access, child care, teen pregnancy, substance abuse and domestic violence intervention." Jeffrey seconded. All voted in favor**.

E. Item 31 of Bill 194 (traffic calming features)
    i. Discussion of whether highway widening would be an appropriate traffic calming feature.
    ii. **Wes moved to keep the original language without addition of highway widening. Jeffery seconded. All voted in favor.**

F. Item 40 of Bill 194 (Kea'au Regional Town Center boundary map)
    i. Discussion
    ii. **Wes moved to add language per Larry B.'s recommendation: "It is important to retain the 'Preliminary' boundary designations for all Village Centers until such time as master plans and/or development proposals as may be required by provisions in the to-be-adopted Floating Zone Ordinance(s), are submitted for zoning changes. Retain the original wording of Ch. 5, Sec. 5.2.1, 5.2.2 and 5.2.3, including all Village Center maps and text except as otherwise noted in these recommendations." Frank seconded. All voted in favor.**

G. Item 41 of Bill 194 (Pahoa Regional Town Center)
    i. **Jeffery moved to retain original language of second paragraph on page 5-10, section 5.2.3. Madie seconded. All voted in favor.**

H. Item 45 of Bill 194 (Volcano Community Village Center boundary map)
    i. **Tim moved to not approve the amendment of figure 5-4. Wes seconded. All voted in favor.**

I. Item 54 of Bill 194 (Industrial Zoning)
   i. Larry B. suggested amending fig. 5-3 map to be consistent with the text.
   ii. **Wes moved to accept the suggestion to make an amendment to add a Preliminary VC Boundary for an additional industrial area along 33rd Ave. on the Kea'au side of Maku'u Dr., amending the map in figure 5-3 to be consistent with the industrial designation in HPP. Madie seconded. All in favor with Keiki abstaining.**

J. Aquifer
   i. Frank raised concern about aquifer recommendation voted on March 25.
   ii. Discussed revisiting at April 15 meeting.

K. Item 56 (county grading ordinance) and Item 5 (historic preservation commission) of Bill 194
   i. Larry B. pointed out the implementation table in Section 5.3 will not be consistent with passage of Item 5 amendment deleting the establishment of a county historic preservation commission.
   ii. Discussion ensued concerning consultations necessary to get a grading permit.
   iii. **Frank moved to retain Action items "a" and "d" in Section 2.1.3 of the PCDP. Keiki seconded. All voted in favor.**

L. Item 61 of Bill 194 (implementation table)
   i. Discussed need to make table consistent with proposed action amendments. Larry B. will make recommendation on behalf of the Planning Director to make change in the table regarding the establishment of a youth business center in Kea'au.

3. "Catch-all" recommendation
   A. **Wes moved to accept item 8 "The Action Committee has no objections to all other amendment proposals in Bill 194, except as otherwise addressed in this report." Frank seconded, all voted in favor.**

AGENDA FOR NEXT MEETING

1. Warren Lee presentation on Department of Public Works projects in Puna
2. Denyse Temple presentation on the Pahoa Arts & Library Association's proposal for a new facility in Pahoa.
3. CIP list
4. Amendments report

ADJOURNMENT

Madie moved to adjourn meeting. Wes seconded. All in favor, meeting adjourned at 5:44.