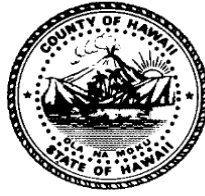


C. Kimo Alameda, Ph.D.
Mayor



John Pelletier, Chair
Raymond Kirchner
Vacant
Shane Palacat-Nelsen
Charles Young
Nancy Pisicchio, Vice Chair
Charla Thompson
Vacant
Roselyn Molina

County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

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

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Kona Community Development Plan (CDP) Action Committee (AC) in accordance with the provisions of Sections 92-3.7 and 92-7, Hawai'i Revised Statutes (HRS). This meeting will be held in person at the location listed in this notice and by Interactive Conference Technology (ICT) through Zoom.

DATE: Tuesday, July 14, 2026

TIME: 12:00 p.m. – 2:00 p.m.

LOCATION: West Hawai'i Civic Center, Building G (Community Meeting Hale)
74-5044 Ane Keohokalole Highway
Kailua-Kona, HI 96740

ZOOM: <https://www.zoomgov.com/meeting/register/v2QZv267SAOLYOBfYvIKIA>

INTERACTIVE CONFERENCE TECHNOLOGY (ICT): A meeting held by ICT shall be automatically recessed for up to 30 minutes to restore communication when audiovisual communication cannot be maintained with all members participating in the meeting or with the in-person location identified in this notice. The meeting may reconvene when either audiovisual communication is restored, or audio-only communication is established after an unsuccessful attempt to restore audiovisual communication. If it is not possible to reconvene the meeting as provided in this subsection within 30 minutes after an interruption to communication, the meeting will be automatically terminated.

PUBLIC TESTIMONY: The public may provide oral testimony at the meeting by joining Zoom or attending in-person at the physical location listed above. Although not required, to register in advance for oral testimony please contact staff at CDP@hawaiiicounty.gov or (808) 961-8288. Interested persons who want to provide oral testimony may do so either at the time the committee takes public statements on the agenda, or at the time the specific agenda item is called. Please note that public testimony may be limited to three (3) minutes in length per agenda item. Although not required, to ensure timely delivery of written testimony to committee members, it is requested that written testimony be submitted by 4:30 p.m. at least two business days prior to the meeting via email to CDP@hawaiiicounty.gov. Please specify the agenda item for which written testimony is being submitted. All written testimony will be a part of the public record and may be submitted by email or hard copy. Hard copy submissions should include one original and nine copies.

AGENDA

- I. **CALL TO ORDER & ROLL CALL**
- II. **APPROVAL OF THE MINUTES**: The AC will consider approving the draft minutes from the June 9, 2026 meeting.
- III. **PUBLIC TESTIMONY ON AGENDA ITEMS**: Pursuant to Section 92-3, HRS, interested persons may provide oral testimony either at this time or when the applicable agenda item is called.
- IV. **THIRD-PARTY REPORTS; GOVERNMENT OFFICIALS**: The AC may receive and discuss information from third-party reports by any government official not included in a publicly noticed agenda. The AC may only make decisions on matters originally raised by third-party reports from any government official at a later meeting, where the agenda provides notice of decision-making on the matter.
- V. **BUSINESS**
 1. **Coconut Rhinoceros Beetle Update**: Presentation by Franny Brewer regarding the status of the Coconut Rhinoceros Beetle (CRB) in Kona, including an overview of Interim Rule 26-1 issued by the Hawai'i Department of Agriculture and Biosecurity, current detection and response efforts, and opportunities for community involvement in CRB detection and removal. The AC may ask questions, discuss the presentation, and consider potential action, including providing recommendations or authorizing correspondence related to CRB response efforts.
 2. **Road Priorities**: Discussion regarding transportation priorities identified in the Kona CDP, including the Kahului-Keauhou Parkway and Lako Street Extension. The AC may consider potential action, including requesting that the Director of the Department of Public Works provide an update at a future meeting on the status, planned implementation, and anticipated timeline for these transportation projects.
 3. **Water Resources**: Discussion regarding water resource planning and infrastructure considerations affecting the Kona CDP area. The AC may consider potential action, including requesting that the Manager-Chief Engineer of the Department of Water Supply attend a future meeting to provide an overview of Kona's water resources, current planning efforts, and available public information resources.
 4. **Kona CDP Refresher and Future Comprehensive Review Process**: Discussion regarding a refresher on the Kona CDP, including its purpose, priorities, and role in guiding AC work. The AC may also discuss and brainstorm preliminary considerations for a future comprehensive review process.
 5. **Bill 147 Update**: Update on recent Planning Commission hearings regarding Bill 147, relating to transient accommodations, followed by discussion and deliberation regarding the Kona CDP AC's prior position on Bill 147. The AC may review related testimony included in the meeting packet and may consider authorizing the Chair, or another designated Committee member, to provide oral testimony at the upcoming Leeward Planning Commission meeting to clarify the AC's position and respond to prior testimony.

- 6. Holomua Marine Initiative – Request for Presentation:** Discussion regarding the Holomua Marine Initiative and whether the Kona CDP AC should request a future informational presentation from the State of Hawai'i Division of Aquatic Resources (DAR). The presentation would help Committee members better understand the initiative, its potential relationship to Kona CDP goals and priorities, and whether the Committee may wish to consider future recommendations or other appropriate action at a later meeting.

VI. PUBLIC TESTIMONY ON MATTERS NOT ON AGENDA

- VII. PROPOSED NEW BUSINESS:** The AC will discuss potential agenda items for future meetings.

VIII. ANNOUNCEMENTS

- The Planning Department is seeking applicants for the Kona CDP Action Committee. The application can be found on the Mayor's office website at: <https://www.hawaiicounty.gov/our-county/boards-and-commissions>
- The next meeting is scheduled for Tuesday, August 11, 2026

IX. ADJOURNMENT

NOTICE: This agenda and all related documents are available in the Planning Department's Kona Community Development Plan Action Committee folder via the County of Hawai'i Public Documents Repository:

<https://records.hawaiicounty.gov/Weblink/1/fol/9059/Row1.aspx>.

These documents may also be requested from the Planning Department by calling (808) 961-8288 or emailing CDP@hawaiicounty.gov. The recorded video of this meeting will be uploaded to the Planning Department's YouTube channel:

<https://www.youtube.com/@cohplanningdepartment>

A person desiring to submit oral or written testimony shall indicate their name and whether the testimony is on their behalf or as a representative of an organization or individual. Anyone who requires an auxiliary aid or service, other reasonable modification, or language interpretation to access this meeting please contact the Planning Department at (808) 961-8288 or CDP@hawaiicounty.gov as soon as possible, to arrange for accommodations. If a response is received after the five-business days deadline, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. "Other reasonable modification" refers to communication methods or devices for people with disabilities who are mentally and/or physically challenged. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist. (Article 15, Section 2-91.3(b), Hawai'i County Code). A lobbyist means, "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." (Article 15, Section 2-91.3(a)(6), Hawai'i County Code). Registration forms and expenditure report documents are available at the Office of the County Clerk-Council, 25 Aupuni Street, Hilo, Hawai'i 96720.

Meeting Packet QR Code:



KONA CDP ACTION COMMITTEE
JOHN PELLETIER, Chair

1 KONA COMMUNITY DEVELOPMENT PLAN
2 ACTION COMMITTEE
3 COUNTY OF HAWAI'I
4 DRAFT MINUTES
5 June 9, 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 12:05 p.m. The meeting was held in person at the West
9 Hawai'i Civic Center – Building G and online via the Zoom platform.

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

11 <https://youtu.be/1EVKjdax-UQ?si=ejDOgREESlzpT-BH>

12 **Roll Call**

13 Members Present (in person):

- 14 • John Pelletier, Chair
- 15 • Nancy Pisciocchio, Vice Chair
- 16 • Raymond "RJ" Kirchner
- 17 • Shane Palacat-Nelsen (arrived at approximately 12:11 p.m.)
- 18 • Charla Thompson

19 Members Present (via Zoom): Charles Young

20 Members Absent: Roselyn Molina

21 Planning Department Staff Present:

- 22 • Jeffrey Deason
- 23 • Maryam Palma
- 24 • Janice Hata
- 25 • Kawelo Kalili (via Zoom)
- 26 • Jessica Lahip (via Zoom)

27 Deputy Corporation Counsel Jean Campbell was present via Zoom.

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

30 **Approval of Minutes**

31 Chair Pelletier requested approval of the May 12, 2026 draft meeting minutes at
32 approximately 12:09 p.m. Vice Chair Pisciocchio moved to approve the minutes, and
33 Committee Member Kirchner seconded the motion. There being no discussion or

corrections, the Committee voted unanimously to approve the May 12, 2026 draft meeting minutes. [SEE YOUTUBE TIMESTAMP 03:34]

Public Testimony on Agenda Items

Chair Pelletier called for public testimony on agenda items at approximately 12:09 p.m. [SEE YOUTUBE TIMESTAMP 04:11]

Josephine Keli'ipio testified regarding Bill 66 and the Draft General Plan 2045. She stated that she believed climate change should not be used as a guiding policy in General Plan 2045 and expressed concern that climate change could be used to explain recent disasters without encouraging critical thinking about their causes. [SEE YOUTUBE TIMESTAMP 04:35]

Janice Palma Glennie testified via Zoom regarding Bill 147. She stated that Bill 147 was complicated and does not achieve what many residents want it to do and urged stronger limits on short-term vacation rentals to support affordable and workforce housing. She suggested limiting short-term vacation rentals to resort nodes, with an exception where the homeowner lives on site, and stated that hosted use is not the same as an owner living on site. [SEE YOUTUBE TIMESTAMP 06:26]

Chair Pelletier acknowledged written testimony from Lauray Walsh regarding Bill 147, which was attached to the meeting packet. [SEE YOUTUBE TIMESTAMP 08:26]

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. Chair Pelletier called for third-party reports from government officials. No third-party reports were presented. [SEE YOUTUBE TIMESTAMP 08:41]

Business

1. Introduction to the Tree City USA Program: Presentation by Le'a Ka'aha'aina of the Kaulunani Urban and Community Forestry Program regarding the Tree City USA program, including an overview of the program's purpose, eligibility requirements, benefits, and opportunities for community participation. Discussion and potential action to follow.

This item was called to order at approximately 12:14 p.m. Chair Pelletier asked whether anyone wished to testify on this agenda item. No public testimony was provided. [SEE YOUTUBE TIMESTAMP 08:54]

Le'a Ka'aha'aina introduced Kaulunani, the State of Hawai'i Urban and Community Forestry Program housed within the Department of Land and Natural Resources,

70 Division of Forestry and Wildlife. She stated that Kaulunani supports Hawai'i
71 communities in cultivating well-being and resilience through relationships with trees
72 and forests where people live, work, learn, and play. She described community forests
73 as including trees in parks, along streets, in yards and subdivisions, on school
74 campuses, and in other public spaces, and stated that trees support water and air
75 quality, climate resilience, equity, food security, human health, education, the
76 economy, and community safety. [SEE YOUTUBE TIMESTAMP 10:23]

77 Ms. Ka'aha'aina explained that Tree City USA is an annual national recognition
78 program administered by the Arbor Day Foundation to raise awareness of community
79 trees, set foundational standards, and celebrate community improvement. She
80 described the four standards for participation: a tree board or department with legal
81 authority and responsibility for public tree care decisions; a public tree care ordinance;
82 annual spending of at least \$2 per capita on urban forestry; and an Arbor Day
83 observance with a proclamation. She stated that counties in Hawai'i are a strong fit for
84 the program because Hawai'i does not have incorporated cities in the same way as
85 many mainland states. [SEE YOUTUBE TIMESTAMP 13:50]

86 Ms. Ka'aha'aina reported that Hawai'i County was recognized as a Tree City USA
87 community for 2025. She thanked Committee Member Thompson for spearheading
88 the application and acknowledged support from the AC, Planning Department staff,
89 Kaulunani, the Outdoor Circle, County Council members, and the Mayor. She stated
90 that Hawai'i County met the Tree City standards through the Mayor's Arborist Advisory
91 Committee, the County's exceptional tree ordinance, Department of Parks and
92 Recreation tree-related expenditures, and County plant giveaways and Arbor Day
93 messaging supported by a mayoral proclamation. [SEE YOUTUBE TIMESTAMP 19:14]

94 Ms. Ka'aha'aina identified near-term opportunities for growth, including designating
95 who will prepare the annual Tree City application, supporting updates to the
96 exceptional tree law and related ordinances, considering expansion of the Arborist
97 Advisory Committee's role, and increasing support from the Mayor and County
98 Council. She identified longer-term opportunities including broader tree care
99 ordinances, filling or refining a County arborist position, and pursuing a Tree City
100 Growth Award. [SEE YOUTUBE TIMESTAMP 24:53]

101 Committee Member Palacat-Nelsen asked how the Tree City program avoids
102 introducing invasive species or selects trees appropriate to local conditions. Ms.
103 Ka'aha'aina stated that Tree City USA does not prescribe a specific invasive-species
104 mechanism, but communities can use ordinances or expenditures to support native
105 species, remove invasive species, and tailor the program to local needs. [SEE
106 YOUTUBE TIMESTAMP 31:20]

107 Chair Pelletier asked about the vacant County arborist position referenced in the
108 presentation. Ms. Ka'aha'aina stated that her understanding was that the position was
109 in the Department of Parks and Recreation, though she was not certain whether its

status had changed. Chair Pelletier stated that the AC could research the status and potentially consider a future letter to the Mayor if a position exists and remains unfilled. [SEE YOUTUBE TIMESTAMP 33:05]

Public questions via Zoom asked what “incorporated community” means and who chooses which trees are planted. Ms. Ka’aha’aina explained that eligible communities must have a governing structure able to adopt and enforce ordinances, laws, or policies, and that tree selection would be guided by County plans, the tree care board, and professional staff. [SEE YOUTUBE TIMESTAMP 33:59]

Committee Member Young asked about the \$2 per capita expenditure standard, County budgets, and tree maintenance contracting at Ho’okena Beach Park facilities managed through agreements with Parks and Recreation. Ms. Ka’aha’aina responded that the \$2 per capita amount is a minimum and that in other counties a professional arborist or urban forestry staff position often manages tree care budgets, contracts, and standards. Committee members and public participants also discussed volunteer maintenance, liability, tree safety, tree trimming, and the need to protect trees while maintaining public safety. [SEE YOUTUBE TIMESTAMP 35:58]

No formal action was taken. This item concluded at approximately 12:49 p.m.

- 2. Urban Forestry Presentation:** Presentation by Jill Wagner, forester and tree advocate, regarding urban forestry and tree stewardship efforts in cities around the world, including strategies for improving county tree maintenance practices, appropriate species selection, and long-term urban forestry management to support climate resilience and watershed health. Discussion and potential action to follow.

This item was called to order at approximately 12:49 p.m. Before the presentation, Committee Member Young suggested that the AC consider a future letter supporting the filling of the County arborist position. Chair Pelletier stated that additional research should be done first to determine the specific status of the position. No public testimony was provided on this item before the presentation. [SEE YOUTUBE TIMESTAMP 43:27]

Jill Wagner, forester, tree advocate, and chair of the Hawai’i County Arborist Advisory Committee, gave a presentation on urban forestry and tree stewardship. She acknowledged the Outdoor Circle’s history of beautification, tree planting, opposition to billboards, and support for the exceptional tree law. She then described the global movement to green cities and stated that urban trees are increasingly recognized as important to quality of life, climate resilience, public health, and community well-being. [SEE YOUTUBE TIMESTAMP 44:54]

Ms. Wagner described examples of communities with substantial tree canopies and discussed the relationship between urban tree cover, heat, and public comfort. She stated that shade beneath trees can be significantly cooler than direct sunlight, that

tree planting is an important climate mitigation strategy, and that trees also contribute to water and watershed health. She discussed research on forest ecology, tree communication, roots, mycorrhizal networks, and the ways trees can affect human stress and health. [SEE YOUTUBE TIMESTAMP 47:31]

Ms. Wagner presented photos of trees on Manawalea Street and Walua Trail that she believed had been severely over-pruned or cut back. She stated that harsh pruning can remove shade, prevent trees from retaining natural form, and lead to weak regrowth that is more vulnerable to wind damage. She also showed examples from other communities where root conflicts were addressed by building around trees rather than removing them, and she encouraged thoughtful maintenance practices. [SEE YOUTUBE TIMESTAMP 57:40]

Ms. Wagner suggested that the County could benefit from advisory support on species selection, size at maturity, planting location, maintenance standards, and coordination with County offices and community groups. She stated that community partnerships, including with the Outdoor Circle and other organizations, could support tree planting and maintenance. She also stated that not all trees in urban settings need to be native, but species should be selected carefully for site suitability, safety, noninvasiveness, and long-term function. [SEE YOUTUBE TIMESTAMP 01:00:01]

Vice Chair Pisicchio described seeing a large tree canopy over an urban street on O'ahu and stated that the Kona CDP's goals for transit accommodation, multimodal transportation, higher-density development, and urban core planning should include green space and trees. She stated that new development should not be planned without accounting for trees and green space, and she supported a County tree plan that addresses species selection and proper maintenance training. [SEE YOUTUBE TIMESTAMP 01:03:44]

Committee Member Palacat-Nelsen asked whether the data and examples presented included traditional ecological knowledge. Ms. Wagner stated that she did not know the specifics of how traditional ecological knowledge was incorporated into those examples. Committee Member Palacat-Nelsen emphasized the importance of including traditional ecological knowledge and a balanced process in any County tree management plan. [SEE YOUTUBE TIMESTAMP 01:05:41]

Chair Pelletier asked whether the Arborist Advisory Committee would support taking on expanded responsibilities related to urban tree care. Ms. Wagner stated that, as chair of the Arborist Advisory Committee, she would support that direction and believed the committee could help advise on tree care, maintenance, taxonomy, and appropriate species selection. Vice Chair Pisicchio noted that Maui County's arborist committee has broader duties and suggested that the AC could work with Ms. Wagner on a possible legislative package to expand Hawai'i County's Arborist Advisory Committee responsibilities. [SEE YOUTUBE TIMESTAMP 01:07:23]

187 Public discussion included comments from Janice Palma Glennie regarding the
 188 importance of shade along the Kona Open Space Network [*SEE YOUTUBE*
 189 *TIMESTAMP 01:11:22*]

190 Committee Member Kirchner asked whether tree planting could be considered along
 191 Queen Ka'ahumanu Highway to improve the appearance of the entry into Kona. Ms.
 192 Wagner stated that such an effort could be valuable if species were selected
 193 thoughtfully for drier conditions. Committee Member Palacat-Nelsen noted that some
 194 community members have historically preferred open ocean view planes and the
 195 natural lava landscape, and again emphasized that traditional ecological knowledge
 196 should be part of planning decisions. [*SEE YOUTUBE TIMESTAMP 01:14:27*]

197 A Zoom participant asked about tree barriers and root conflicts with asphalt, roads,
 198 plumbing, and urban development. Ms. Wagner responded that tree roots are
 199 generally equivalent to the tree's crown size and that urban forestry decisions should
 200 match species, root behavior, canopy size, and available space to the planting site.
 201 [*SEE YOUTUBE TIMESTAMP 01:22:44*]

202 No motion was made and no formal action was taken. [*SEE YOUTUBE TIMESTAMP*
 203 *01:24:50*]

204 This item concluded at approximately 1:30 p.m.

205 **3. Hawai'i County Council Bill 66 (Draft 2), Relating to the County of Hawai'i General**
 206 **Plan 2045:** The AC will discuss Bill 66 (Draft 2), including updates from the first and
 207 second readings before the Hawai'i County Council and potential implications for the
 208 Kona CDP. The AC may consider and take action, including the submission of
 209 testimony to the County Council.

210 This item was called to order at approximately 1:31 p.m. Chair Pelletier asked whether
 211 anyone wished to testify on Bill 66 and noted the earlier testimony provided by
 212 Josephine Keli'ipio. No additional public testimony was provided on this item. [*SEE*
 213 *YOUTUBE TIMESTAMP 01:25:02*]

214 Chair Pelletier reported that Bill 66 had passed two readings before the County Council
 215 and was with the Mayor for action. He stated that the Mayor's deadline had not yet
 216 passed and discussed the possibility that the Mayor might decline to sign the bill or
 217 veto it. [*SEE YOUTUBE TIMESTAMP 01:25:44*]

218 Vice Chair Pisicchio reflected on the public testimony submitted to the Council and
 219 stated that much of it appeared to reflect a lack of trust in government. She stated that
 220 the "silent majority" may also reflect lack of trust because some residents do not
 221 believe testifying will make a difference. She stated that the AC can serve as an
 222 interface between residents, local government, and planning processes to show that
 223 participation can achieve results. [*SEE YOUTUBE TIMESTAMP 01:26:29*]

Committee members discussed possible future General Plan amendments after adoption. Chair Pelletier and Vice Chair Pisicchio stated that future amendments would likely follow the normal amendment process and would need to be introduced through the County Council. Committee Member Thompson asked whether important amendments could move more quickly, and Committee Member Palacat-Nelsen stated that the process is part of democracy even when it is frustrating. [SEE YOUTUBE TIMESTAMP 01:28:01]

Janice Palma Glennie commented on the importance of CDP AC outreach and suggested that, after the General Plan discussion settles, the AC could focus on a few necessary changes and bring in additional community voices. [SEE YOUTUBE TIMESTAMP 01:31:29]

No motion was made and no action was taken. This item concluded at approximately 1:39 p.m.

- 4. Hawai'i County Council Bill 147, Relating to Transient Accommodations:** The AC will discuss Bill 147, including potential implications for the Kona CDP. Potential action to follow.

This item was called to order at approximately 1:39 p.m. Chair Pelletier asked whether anyone wished to testify on Bill 147. No additional public testimony was provided beyond earlier testimony and the written testimony already acknowledged. [SEE YOUTUBE TIMESTAMP 01:33:10]

Chair Pelletier reported that, since the AC's prior meeting, the AC's testimony on Bill 147 had been submitted to both the Windward and Leeward Planning Commissions. He stated that the Windward Planning Commission had discussed the bill and deferred action, with much of that meeting's testimony focused on transient accommodations on agricultural land. He also noted newspaper coverage of the AC's testimony and stated that the Leeward Planning Commission had lacked quorum at its last meeting and might discuss Bill 147 at a later meeting, possibly June 30 if placed on the agenda. [SEE YOUTUBE TIMESTAMP 01:33:42]

Committee Member Thompson asked about enforcement and whether hosted vacation rentals that do not conform to neighborhood character could be addressed. Committee Member Palacat-Nelsen stated that short-term rentals had changed the culture of his traditional fishing village and made land unaffordable for many local families. [SEE YOUTUBE TIMESTAMP 01:36:12]

Committee Member Young raised concerns about enforcement capacity, funding, and monitoring of online advertisements. He stated that the County should be able to compare online listings with permitted or registered vacation rentals and should not rely solely on penalties to fund enforcement. Vice Chair Pisicchio stated that other

261 jurisdictions require official registration numbers for online postings and fine platforms
262 that allow unregistered listings. [SEE YOUTUBE TIMESTAMP 01:39:21]

263 Committee Member Kirchner stated that County enforcement is a broader problem
264 across several areas. He stated that many short-term rentals are purchased by people
265 who do not live in the community, who then use the rental income to support
266 occasional personal use while increasing housing prices and rents. [SEE YOUTUBE
267 TIMESTAMP 01:45:46]

268 Committee members and public participants discussed reasons property owners may
269 choose short-term rentals over long-term rentals, including the ability to use the unit
270 for part of the year and concerns about difficult long-term tenants, eviction, and
271 damage. Chair Pelletier stated that encouraging long-term rentals is important for
272 teachers, workers, and the broader community, and that the AC could continue
273 examining disincentives to long-term rental housing. [SEE YOUTUBE TIMESTAMP
274 01:47:01]

275 No motion was made and no action was taken. This item concluded at approximately
276 2:00 p.m. [SEE YOUTUBE TIMESTAMP 01:54:24]

277 **5. Holomua Marine Initiative Talk Story Update:** AC Member Charles Young will
278 provide an update regarding recent community talk story sessions held across Hawai'i
279 Island and ongoing efforts related to the Department of Land and Natural Resources,
280 Division of Aquatic Resources Holomua Marine Initiative. Discussion may follow. For
281 more information, visit the following link:
282 <https://dlnr.hawaii.gov/holomua/hawai%ca%bbi-island-talk-story-events/>

283 This item was called to order at approximately 2:00 p.m. Chair Pelletier asked whether
284 anyone wished to testify on this agenda item. No public testimony was provided. [SEE
285 YOUTUBE TIMESTAMP 01:54:32]

286 Committee Member Young stated that the Holomua Marine Initiative is primarily under
287 the jurisdiction of the Department of Land and Natural Resources and the Division of
288 Aquatic Resources, but he emphasized that County decisions also affect the ocean.
289 He stated that land and ocean health are connected, and that the County and State
290 should work across jurisdictional silos because land use decisions, water use,
291 wastewater, golf course runoff, and other land-based activities affect nearshore
292 resources. [SEE YOUTUBE TIMESTAMP 01:55:11]

293 Committee Member Young summarized the Holomua process, including the formation
294 of a Navigation Team, or NAV team, intended to represent districts or regions around
295 the island and eventually make recommendations to the Division of Aquatic Resources
296 on management tools. He stated that the process stems from the 30x30 initiative
297 announced by Governor Ige in 2016, which has evolved into Holomua, and that 2030
298 is not necessarily a fixed deadline. He noted that nominations for the NAV team are

299 open and encouraged AC members to follow the process, network with interested
300 community members, and provide feedback through the Holomua website. [SEE
301 YOUTUBE TIMESTAMP 01:58:08]

302 Committee Member Palacat-Nelsen described the connection between the Kona CDP
303 and Holomua through traditional ecological knowledge, including the principle that
304 what happens on land also happens in the ocean. He discussed coral restoration work
305 in Kealakekua, impacts from land use and development, and the need for the County
306 to understand Holomua because future ocean management policies may affect County
307 zoning, development, transportation-oriented development, and housing decisions.
308 [SEE YOUTUBE TIMESTAMP 02:01:32]

309 Committee Member Palacat-Nelsen stated that Holomua is part of a broader
310 international movement to improve ocean management and that meetings across the
311 island have focused on the characteristics and responsibilities of NAV team members
312 and on how jurisdictional boundaries should be defined. He stated that he had
313 recommended using CDP districts as a model, with separate North and South Kona
314 representation, because existing districts can reflect place-based knowledge. [SEE
315 YOUTUBE TIMESTAMP 02:04:18]

316 Public and committee discussion considered whether CDP districts could be an
317 appropriate model for Holomua representation. Committee Member Young stated that
318 a CDP-based model could make sense because land-use decisions in each district
319 may affect ocean resources, and because cross-jurisdictional communication could
320 help prevent impacts to the ocean from decisions made on land. He stated that the AC
321 could consider a future recommendation to the Division of Aquatic Resources, while
322 recognizing that the AC is not part of DAR. [SEE YOUTUBE TIMESTAMP 02:07:26]

323 Chair Pelletier stated that the Holomua matter could be placed on the next agenda,
324 including potential discussion of a recommendation to the Division of Aquatic
325 Resources. Committee Member Palacat-Nelsen offered to help draft language. No
326 motion was made and no action was taken. [SEE YOUTUBE TIMESTAMP 02:12:35]

327 This item concluded at approximately 2:19 p.m.

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

329 Chair Pelletier called for public testimony on matters not on the agenda at approximately
330 2:19 p.m. [SEE YOUTUBE TIMESTAMP 02:13:52]

331 Janice Palma Glennie testified via Zoom regarding the Keauhou resort proposal. She
332 stated that the discussions about land, ocean, trees, and Holomua reinforced her concern
333 that the proposed development could have lasting impacts on the land and ocean. She
334 noted an upcoming Third Circuit Court hearing regarding the project. [SEE YOUTUBE
335 TIMESTAMP 02:14:17]

336 Committee members also discussed future opportunities for public and AC input when
337 special management area applications are submitted and reviewed by the Leeward
338 Planning Commission. [SEE YOUTUBE TIMESTAMP 02:15:30]

339 **Proposed New Business**

340 This item was called to order at approximately 2:24 p.m. Committee Member Kirchner
341 requested that the next agenda include discussion of whether to invite the Director of the
342 Department of Water Supply to discuss water infrastructure capacity, any studies of that
343 capacity, and the Department's understanding of the sustainable capacity of the aquifer.
344 He also requested discussion of whether to invite the Director of Public Works to discuss
345 the Lako Street extension, the Kahului-Keauhou Parkway, possible alternatives, and other
346 transportation-related uses. Committee members expressed support for considering
347 letters or invitations to the directors, while noting that the next agenda discussion would
348 be about whether to invite them, not the merits of the underlying water or roadway issues.
349 [SEE YOUTUBE TIMESTAMP 02:18:55]

350 Chair Pelletier stated that Bill 147 and the Holomua Marine Initiative would be placed on
351 the next agenda. Committee members also discussed placing the Keauhou resort matter
352 on the agenda if SMA applications are submitted before the agenda deadline. [SEE
353 YOUTUBE TIMESTAMP 02:21:28]

354 Chair Pelletier stated that additional agenda items may be emailed to the Chair, Vice Chair,
355 and the CDP team at CDP@hawaiicounty.gov. [SEE YOUTUBE TIMESTAMP 02:24:26]

356 **Announcements**

357 Chair Pelletier announced upcoming Mālama 'Aimakapā Community Workdays at Kaloko-
358 Honokōhau National Historical Park. Workdays were scheduled for Thursday, June 11,
359 Thursday, July 9, and Saturday, July 11, from 8:30 a.m. to 12:00 p.m. [SEE YOUTUBE
360 TIMESTAMP 02:24:35]

361 Chair Pelletier announced that the Kona International Airport master plan update meeting
362 was scheduled for Monday, June 22, 2026, from 6:00 p.m. to 7:00 p.m. in Council
363 Chambers. He stated that airport representatives had expressed a desire to align the
364 master plan update with the Kona CDP. [SEE YOUTUBE TIMESTAMP 02:24:55]

365 The Planning Department is seeking applicants for the Kona CDP Action Committee. The
366 application can be found on the Mayor's office website at:
367 <https://www.hawaiicounty.gov/our-county/boards-and-commissions>

368 The next meeting is scheduled for Tuesday, July 14, 2026.

369 **Adjournment**

370 Chair Pelletier adjourned the meeting at approximately 2:31 p.m.

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

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HAWAI'I COUNTY COUNCIL

25 Aupuni Street, Ste. 1402
Hilo, Hawai'i 96720

DATE: June 29, 2026

TO: Leeward Planning Commission, Chair Dean Au
Windward Planning Commission, Chair Louis Daniele, III
and Members of the Leeward and Windward Planning Commissions

FROM: Heather L. Kimball, Council Member *HLK*
Council District 1

SUBJECT: Unhosted Transient Vacation Rental in RM Zoning

Aloha Chair Au, Chair Daniele, and members of the Leeward and Windward Planning Commissions,

Testimony regarding Bill 147 relating to Transient Accommodations from the Kona CDP Action Committee seemed to indicate that this bill was changing existing County Code to allow for unhosted transient vacation rentals or Short-Term Vacation Rentals (STVRs) in the Residential Multi-Family Zoning District (RM). On the contrary, Bill 147 does not change the permitted use of STVRs in RM.

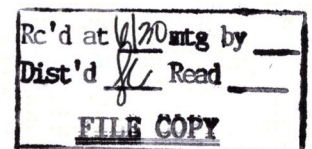
Under the current County Code, STVRs are permitted in RM in Resort or Resort Nodes, and in other areas when under a Condominium Property Regime (CPR) pursuant to Hawai'i Revised Statutes, Chapter 514B.

However, since this issue was raised by the Kona CDP Action Committee, the Council may benefit from the discussion for this issue by the Planning Commissions before the bill is returned to Council for consideration. For the purposes of discussion only, the amendment to the bill would be as follows:

Section 25-4- . Short-term vacation rentals; where permitted; nonconforming use certificate.

- (a) An STVR is permitted in the following zoning districts:
(1) [~~RM~~] V, CG, CN, CV, and CDH;

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- (2) Any residential district~~[, other than RM,]~~ that is wholly situated within any of the following:
 - (A) A Resort or Resort Node area, as designated in the General Plan; or
 - (B) An area designated as Open in the General Plan that is adjacent to an area identified in subparagraph (A) and that is located along the shoreline; and
- (3) A project district, where consistent with the uses allowed in the underlying zoning district.
- (b) An STVR is not permitted in a multiple-family dwelling, unless the dwelling is defined and governed as a condominium property regime under the Hawai'i Revised Statutes, chapter 514B.
- (c) In any district or area not identified in subsection (a), an STVR may operate with a nonconforming use certificate issued pursuant to Ordinance No. 18-114 [-] or, in the RM district, provided the STVR was in operation prior to the effective date of this ordinance.
- (d) In the event that the director, pursuant to section 6- of this Code, cancels the TVR registration of a TVR operating under a nonconforming use certificate, such cancellation shall also cause and constitute revocation of the nonconforming use certificate.
- (e) An STVR operating under a nonconforming use certificate may increase the number of bedrooms available to rent; provided that the number of rooms available to rent does not exceed five and that the owner registers the change with the director.

This amendment would only allow new STVRs in RM districts that are in Resorts or Resort Nodes, and grandfather in existing STVRs in RM districts. In addition to the language changes above, Section 19 of Bill 147 would also need to be removed.

In conclusion, I am presenting this to the commissions exclusively for the purposes of discussion based on the testimony received. Since the Council seriously considers the recommendations of the Planning Commissions as part of our deliberations, I respectfully ask that you provide us with your guidance on this issue with respect to Bill 147.

Mahalo.

HLK:dbk

cc: Director Jeffrey Darrow, Planning Department