

From: Ken Forbes [mailto:forbeskrf@gmail.com]
Sent: Wednesday, January 04, 2017 2:46 PM
To: Gloor, Leana
Cc: Whitmore, Ron; Morrison, Bethany; Mercado, Keiko; Susan Forbes
Subject: Re: County of Hawaii General Plan Public Input Forum Follow-Up

Thanks LeAna,

That was helpful.

Ron indicated at the Dec 19 ratification meeting that GP LUPAG map showing "Open Space" might be a "taking." That will come up in these GP deliberations for sure. We had the thought to ask for an informational meeting with Planning Dept and Corp Counsel to get up to speed on this. We community members don't want to do or say things in testimony out of ignorance, especially something that would be regarded by the County as illegal. That doesn't help anyone. I guess I'm not asking for such a meeting yet, just checking to see if you folks might consider it.

Another issue we'd want to cover with the Planning Dept is whether a "blank" designation is possible if an "Open Space" designation is not in the cards. This option assumes that the Planning Dept does not prefer any of the options available - Industrial, Commercial, Residential, Ag. It regards all of these as having a weak rationale for Hakalau Point and is not able to use the "Open Space" designation because it is considered a taking. I'm not suggesting that the Planning Dept will come to this point of view. Rather, just want to know if this option is possible.

You note that you all will be working on rationale to support the policies. We'll definitely pay attention to that when it arrives.

Ken

On Wed, Jan 4, 2017 at 8:38 AM, Gloor, Leana <Leana.Gloor@hawaiicounty.gov> wrote:

Aloha Ken,

We are reviewing our records of comments we received through the General Plan Public Input Forums back on August 2016. We noted that you had a few specific questions and though senior planner Ron Whitmore attempted to contact you back in November, he wasn't able to connect with you.

Your question was:

- In general, what are the criteria used in the General Plan regarding "reconciling" the CDP with the GP? Will the public know:
 - How and where the GP reviewers identified a matter in need of reconciling? Is it just proposed LUPAG Map discrepancies? What about policy statements, etc.?
 - In a matter requiring reconciliation where the GP reviewers reject the CDP position, what specifically was the rationale?

Response:

- We are still evaluating how the various CDPs align with the GP. We are not generally finding significant policy conflicts; however, areas where CDPs provide specific policy or mapping guidance that differs from the GP will be addressed in the GP update.

As you may remember, the Ka‘ū & Hāmākua CDP, which are both still in the “Recommended CDP” phase and are not yet adopted as ordinances, are the only CDPs to *specifically* address LUPAG map recommendations. These CDPs contain LUPAG recommendations that in some areas, differ from the GP LUPAG from 2005. This GP Comprehensive Update is in the process of evaluating the LUPAG map tool to determine how best to provide future land use guidance. But as yet, we cannot provide further details as this evaluation is ongoing, and likely will not be resolved until later on in the GP Update process.

We do understand where your question is coming from and it relates to complex issues that the Planning Department has been grappling with for some time. We learned valuable lessons through both the Ka‘ū and Hāmākua CDP process about the challenges involved in the current LUPAG maps, and we are looking into how to guide future land uses more effectively. That said, whatever direction the GP takes on policy and mapping issues, there will be rationale provided to support the policies. We recognize that it is important for a comprehensive plan to provide adequate background/rationale information; transparency with this planning process will enhance meaningful community dialogue and promote objective decision-making moving forward.

We apologize for this tardy response to your questions from the General Plan Public Input Forums and welcome your continued participation in the General Plan Comprehensive Update process.

Please let me know if you have further questions.

LeAna

LeAna B. Gloor

Hāmākua Community Development Plan

County of Hawai‘i Planning Department

[\(808\) 961-8308](tel:8089618308)

‘O ka mea kūpono ‘āina ka mea kūpono kanaka.