

THE AUDIT PROCESS

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STEP 1:

The consultant team conducted focus group, public open house meetings, interview with planning staff and county departments.

STEP 2:

The consultant team undertook a “deep dive” into each zoning article and division. This deep dive was cross referenced with the articles and divisions with General Plan, CPDs, administrative rulings, known and accepted best practices in the field of planning and zoning, and their experience.

STEP 3:

The consultant team reviewed all input and research with the County.

STEP 4:

The consultant team developed high-level lists of recommendations, which is being presented to the focus groups, and the general public in this round of public input. The purpose of these meetings are to seek feedback from the public regarding those recommendations and potential direction moving forward in the drafting of the codes.

PURPOSE OF THE AUDIT PROCESS

- Understand how each code aligns with federal and state law.
- Understand public needs and concerns.
- Identify if the current outcomes of codes are desirable since codes haven't been updated since the 1990's.
- Identify potential key recommendations to update the zoning and subdivision codes.
- Understand how each code supports or doesn't support existing plans.
- Explore how planning & zoning best practices can be incorporated into a comprehensive update.



THE AUDIT PROCESS & COMMUNITY VALUES: DID WE GET IT RIGHT?

VALUES

Round 1 Meetings:

During the first series of meetings, the consultant team asked many questions regarding the value system of the people of the County of Hawai'i. Paired with the consultant team's analysis of the CDP's, County General Plan, and zoning and subdivision codes, the value statements below were crafted to act as the guiding principles for the updates to the zoning and subdivision codes. We need your input, did we get it right? Did we miss any values? Do you have anything you want to add to our list to ensure we keep in mind as we are drafting the comprehensive update to the zoning and subdivision codes?

1. Limit the impact of zoning & subdivisions regulations on the cost to develop.
2. Increase housing supply of affordable housing.
3. Ensure all residents have access to safe and sanitary housing.
4. Incorporate ahupua'a principles into the codes.
5. Protect and conserve natural resources.
6. Protect and conserve cultural resources.
7. Protect and enhance areas with natural and scenic beauty, including public views to and along the shoreline.
8. Preserve viable and productive agricultural land for farming & ranching.
9. Ensure responsible public access for recreational, spiritual, cultural, and sustenance practices for both mauka and makai.
10. Human life, property, and public facilities are protected from natural hazards.
11. Ensure designated villages, towns, and urban centers feature compact form and growth-supporting infrastructure (water, wastewater, drainage).
12. Create a multi-modal transportation system that is efficient, accessible, safe, environmentally friendly, and reliable.
13. Ensure there is properly regulated, adequate, efficient, cost-effective, and dependable public and private utility services available to each community.
14. Ensure Hawai'i County is energy self-sufficient, through a diverse offering of renewable energy resources.
15. Offer and maintain a wide variety of recreational facilities and opportunities for residents and visitors of all ages and abilities.
16. Ensure a diverse, stable, and sustainable local economy.
17. Balance economic development with the Island's ecology, community character, and cultural heritage.
18. Ensure designated village and town centers serve as the hub of retail, service, dining, entertainment activity. and mixed-use and diverse housing opportunities.

COMMENTS?

THE AUDIT PROCESS & COMMUNITY VALUES: DID WE GET IT RIGHT?

VALUE RANKING

In the space below, please place a post-it-note with your top three (3) to five (5) value statements. Simply write the numbers of the value statements that are next to the left side of the statements on the adjacent board. You do not need to re-write the entire statement.