

ISSUES AND RECOMMENDATIONS: HAZARDS

HAZARDS ISSUES IDENTIFIED THROUGH PUBLIC INPUT AND ZONING AND SUBDIVISION CODE AUDIT.	HAZARDS RECOMMENDATIONS	AGREE <i>(Using dot stickers, vote here if you agree with the issue and recommendation)</i>	DISAGREE <i>(Using dot stickers, vote here if you disagree with the issue and recommendation)</i>	PRIORITY <i>(Using dot stickers, vote for your top 3 priorities below)</i>	NOTES <i>(Please add any additional thoughts you may have such as suggested edits or revisions.)</i>
The zoning and subdivision codes incorporate minimal hazard mitigation requirements.	Include standards within the zoning and subdivision regulations that directly address hazards, sustainability, and resilience.	Vote Here	Vote Here	Vote Here	
Structures damaged as a result of natural hazards are often reconstructed or rehabilitated in hazard prone areas.	Revise nonconformity standards to encourage safer rebuilding/reuse in hazard-prone areas.	Vote Here	Vote Here	Vote Here	
Existing zoning districts could be better utilized to mitigate future hazards and discourage growth in hazard areas.	Create smaller buildable lot size in hazard areas so there can be increase setbacks from hazards and a buffer zone is created.	Vote Here	Vote Here	Vote Here	
Hazard mitigation is not adequately prioritized on redevelopment sites within hazard areas.	Evaluate flood storage capacity and other hazard mitigation standards and add or amend as needed.	Vote Here	Vote Here	Vote Here	
Development in high risk hazard areas (e.g. lava flow zones, earthquake zones, flood zones, etc.) is not adequately addressed.	Enhance restrictions for special environmental areas or hazard zones and consider zoning overlays.	Vote Here	Vote Here	Vote Here	
Development often occurs on sites prone to multiple hazards without adequate consideration.	Consider requiring multi-hazard mitigation analysis where two or more hazards are present on a site.	Vote Here	Vote Here	Vote Here	

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Diseased, dead, and invasive plant material increase damage potential from hazards such as tropical cyclone, wildfire, tsunami, earthquakes, and others.	Require removal of diseased trees and invasive underbrush with new development while retaining native species.	Vote Here	Vote Here	Vote Here	
Increased coastal development is contributing to bank erosion and increased flooding.	Consider incorporating shoreline setbacks into the zoning code.	Vote Here	Vote Here	Vote Here	
Flood districts are the only hazards addressed within the subdivision code. There are no provisions for other hazards such as lava flow, wildfire, tsunami, earthquake, etc.	Consider hazard mapping prior to development. Establish additional hazard districts.	Vote Here	Vote Here	Vote Here	
The existing zoning and subdivision codes have minimum requirements related to stormwater management and continued development is causing increased erosion and flooding.	Incorporate low impact design and other techniques into the zoning and subdivision codes to reduce stormwater runoff from developed sites and roads.	Vote Here	Vote Here	Vote Here	
Physical access to developed sites during and after hazards can be difficult.	Integrate access easement requirements within subdivision codes.	Vote Here	Vote Here	Vote Here	
New development doesn't always consider the real impact to natural systems and hazards.	Create better guidance for evaluating and conditioning cumulative impacts related to development and incorporate into both the zoning and subdivision code for review.	Vote Here	Vote Here	Vote Here	

BEST PRACTICES: HAZARDS

- Standards needed to prioritize flood storage capacity
- Incorporate green infrastructure standards into codes
- Buffers to stream banks

SUBDIVISIONS § 23-97

Section 23-97. Inspection fee.
 (a) Prior to the beginning of construction of the required improvements or prior to final approval of a subdivision map, when a suitable bond is posted, the applicant shall be required to pay a fee of two-tenths of one percent of the estimated cost of the construction work to be done in the subdivision but not less than \$25 to cover the costs of inspection. The fee shall be returned to the applicant if the subdivision map is not approved.
 (b) Fees received from applicants shall be deposited with the director of finance. (1983 CC, c 23, art 7, sec 23-97.)

Section 23-98. Notice before beginning work; inspections; certification.
 (a) Before starting any construction work, the subdivider shall give written notice at least one week in advance to the director of public works and manager (if construction involves a water supply system), of the name of the contractor and any other pertinent information, and shall file three prints of approved construction drawings and specifications with the department of public works and the department of water supply (if construction involves a water supply system).
 (b) During construction of improvements and installation of facilities and utilities and the carrying on of other work in any subdivision, the work shall at all times be subject to inspection by the director of public works and manager, or their representatives.
 (c) Subdivision improvements shall not be considered complete and acceptable for final approval by the director until such improvements are so certified in writing to be complete and of acceptable standards by the director of public works and manager (if construction involves a water supply system).
 (d) Construction within the State highway right-of-way shall be subject to inspection by the district engineer or his representative. (1983 CC, c 23, art 7, sec 23-98; am 2001, ord 01-108, sec 1.)

Article 8. Safety Flood Hazard District Requirements.

Section 23-99. Tentative approval of plan for subdivision in SF district.
 No subdivision located in a safety flood hazard district (SF district) shall be granted tentative approval of the preliminary plat or approval of the final plat if the land is found by the director, upon consultation with the director of public works or other governmental agencies, to be unsuitable for the proposed use by reason of proneness to flooding, inundation or erosion by sea water, bad drainage or other features or conditions likely to be harmful or dangerous to the health, safety and welfare of future residents of the proposed subdivision or of the surrounding neighborhood, unless satisfactory protective improvements or other measures are proposed or taken by the subdivider and approved by the director. (1983 CC, c 23, art 8, sec 23-99; am 2001, ord 01-108, sec 1.)

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Existing Flood Hazard District Standards

§ 23-100 HAWAII COUNTY CODE

Section 23-100. New utilities in SF district.
 New utilities located in the SF district shall be located and constructed to minimize or eliminate flood damage. (1983 CC, c 23, art 8, sec 23-100.)

Section 23-101. Water systems in SF district.
 All water systems located within an SF district shall be floodproofed to a point at or above the flood elevation level defined on the zone maps. Gate valves shall be installed in all water mains crossing the limits of an SF district. (1983 CC, c 23, art 8, sec 23-101.)

Section 23-102. Sewage disposal facility in SF district.
 No sewage disposal facility located in the SF district requiring soil absorption will be approved where such system will not function due to high ground water, flood or unsuitable soil characteristics. (1983 CC, c 23, art 8, sec 23-102.)

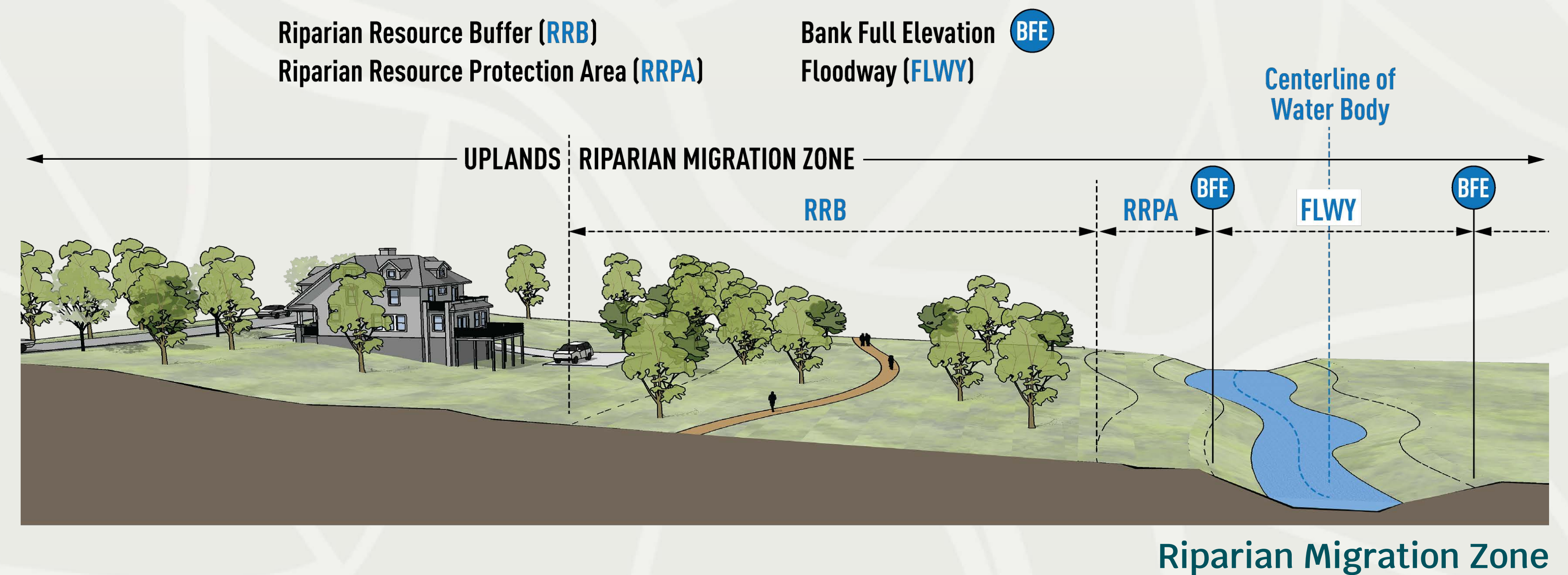
Article 9. Plantation Community Subdivision.

Section 23-103. Plantation community subdivision.
 A plantation community subdivision is a subdivision established on lands formerly owned by sugar plantations and which had been developed into housing and community buildings for employees of the plantation. (1994, ord 94-117, sec 2.)

Section 23-104. Criteria.
 A plantation community subdivision may be established in former sugar plantation communities if all of the following conditions exist:
 (1) A sugar plantation has provided housing for its workers which developed into a plantation community.
 (2) The plantation community has existed for at least fifty years.
 (3) The sugar plantation is no longer in operation.
 (4) The fee title of each proposed lot within the plantation community on which the housing and improvements exist is to be conveyed in fee simple to the former employees of the sugar plantation. (1994, ord 94-117, sec 2.)

Section 23-105. Designation as a plantation community.
 The planning director shall review and investigate any application for a plantation community subdivision to determine if the plantation community involved meets the criteria established herein, except however, due to public safety and health considerations, the established plantation community with the approval of the council by resolution, may be relocated to another area within the region. (1994, ord 94-117, sec 2.)

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Riparian Migration Zone



Areas with Buffer