

ISSUES AND RECOMMENDATIONS: SUBDIVISION CODE

SUBDIVISION ISSUES IDENTIFIED THROUGH PUBLIC INPUT AND ZONING AND SUBDIVISION CODE AUDIT.	SUBDIVISION 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>
Process variations between the subdivision and zoning codes are inconsistent and cause confusion.	Identify similarities in application and procedural requirements of the subdivision and zoning codes and align processes when possible to create clarity for applicants.	Vote Here	Vote Here	Vote Here	
Roadway standards are not consistent across developments which leads to inconsistent roadway development, under investment in some areas, and over investment in other areas.	Develop consistent roadway and infrastructure standards that are appropriate for the types of development and areas within which they are developed. Align standards with the Hawai'i County Street Design Manual.	Vote Here	Vote Here	Vote Here	
Roadway standards sometimes burden private developers to provide public infrastructure.	Review and create standardized roadway requirements in the subdivision code. Revise regulations regarding dedication, connectivity, and public access.	Vote Here	Vote Here	Vote Here	
Conflicts exist between the zoning and subdivision codes and the codes do not always align with the goals and objectives of the General Plan and CDPs.	Align zoning and subdivision codes with the General Plan and CDP goals. Require compliance with zoning regulations through the subdivision process.	Vote Here	Vote Here	Vote Here	
There is general confusion about the need and relevance of the plantation community subdivision.	Clarify the intent of the plantation community subdivision.	Vote Here	Vote Here	Vote Here	
Redundancy within the farm subdivision causes confusion.	Re-evaluate and refine the farm subdivision.	Vote Here	Vote Here	Vote Here	

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<p>The park dedication requirements need to be enhanced to ensure the protection of historical sites, further guard against potential hazards, and ensure the creation of meaningful space.</p>	<p>Strengthen parkland dedication requirements.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Semi-monthly newspaper advertisements are labor intensive, costly, and inconsistent with public notice best practices.</p>	<p>Post all application notices on the planning department website.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Article 12 Condominium Property Regimes is outdated and inconsistent with state law.</p>	<p>Update condominium property regimes to be consistent with state law.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>There is ambiguity in knowing what off-site improvements will be required during the development process.</p>	<p>Review sections related to off-site improvements to streamline and clarify language between subdivision and zoning codes.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Development is conditioned to construct significant public infrastructure.</p>	<p>Develop criteria and establish clear and consistent guidelines for conditioning during discretionary approval.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Design standards in the subdivision code apply to lot size and lot layout which might conflict with development standards in the zoning code.</p>	<p>Move design standards (blocks, lot size, setbacks, lot lines, etc.) in subdivision code under zoning code.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Application requirements for development can be confusing. Timelines for plan development and approval are very tight.</p>	<p>Move application criteria from subdivision code to administrative rules, make submittal criteria clear, and review timelines.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	