



County of Hawai'i
**Zoning & Subdivision
Code Update**

**Community Engagement Summary
Round 1 Open Houses**

October 19th & 20th 2022

Background:

The County of Hawai'i is undertaking a review and update of its zoning and subdivision codes (Chapters 25 and 23 of the 1983 Hawai'i County Code). The intent of the code updates are to increase consistency and predictability, incorporate best practices in land use and zoning, promote desirable and equitable development, and meet the needs of the Hawai'i Island community. These efforts being led by the County of Hawai'i Planning Department and consultant team including Rundell Ernstberger Associates, Orion Planning and Design, and SSFM International.

The project team conducted the first round of community engagement in October 2022. This round of engagement included two in-person open houses and an online virtual open house. This summary recaps and synthesizes the information gathered through the in-person open houses.

Attendance:

Open House #1 10/19/2022 at Old Kona Airport:

- 52 sign-ins

Open House #2 10/20/2022 at Hilo Mayor's Building Atrium:

- 56 sign-ins

See Appendix A for full list of participants.

In-person Open House Overview:

Two open houses were hosted on back-to-back evenings presenting identical material for public feedback. The first open house was held on October 19th at the Old Kona Airport Pavilion and the second open house was held on October 20th at the Hilo Mayor's Atrium. Both open houses were held from 5 PM to 7PM and allowed community members to drop in at any time, review and provide input on material at their own pace, and talk story, share input, and ask questions to County staff and project team members.

The open houses included interactive stations with different opportunities for participants to provide input. The stations and activities covered:

- Project timeline (info)
- Process (info)

- Planning jurisdiction maps (info)
- Zoning 101 (info)
- Speech bubbles (interactive)
- Let us know your thoughts (interactive)
- What’s important to you (interactive)
- Characteristics ranking (interactive)
- Interactive mapping (interactive)
- Final thoughts (general input)

The summary below combines the input received at both in-person open houses.

Summary of In-Person Open House Input:

1. Speech Bubbles:

Open house participants were asked to share their thoughts on three questions by writing down their input on post-it notes and placing them on each poster. The responses below are transcribed and grouped by general themes.

- **What do you like about current development? (21 comments received)**

TOPIC: Cultural/Historic Preservation
COMMENTS: <ul style="list-style-type: none"> ▪ Protecting Hawaiian sites & Heiau ▪ PONC purchases - we need cultural parks for the public, not just Kamehameha School affiliates ▪ Protecting Hawaii sites ▪ No historic preservation code alternative pathway killing historic villages ▪ Sacred ground needs protecting ▪ Milolii - people are respecting it and leaving it alone ▪ The restoration of the navigational heiau in Keahae is amazing
TOPIC: Examples of good development/character
COMMENTS: <ul style="list-style-type: none"> ▪ Kealakehe Parkway ▪ Downtown Hilo - Feels homey. Sense of place. Not all shiny & plastic - unique ▪ Kau and Naalehu developing the golf course and area around it ▪ Ruralness of Hilo ▪ Charm neighborhoods
TOPIC: Parks/Open Space
COMMENTS: <ul style="list-style-type: none"> ▪ Parks are very clean & well maintained but I would like to see more recycle cans around parks and in town
TOPIC: Transportation
COMMENTS:

<ul style="list-style-type: none"> ▪ Bicycles for rent ▪ Missing mixed-use and high density and TOD per Kona Comm Dev Plans ▪ Vehicle sprawl not walkable ▪ Traffic is awful
TOPIC: Other
<p>COMMENTS:</p> <ul style="list-style-type: none"> ▪ The glacial pace (seriously) ▪ I don't like the developments that cater to transplants ▪ Need bigger plan to make sure Hawaii island stays amazing ▪ Like them to be mindful ▪ Not much - HPP Puna. Most development is spec houses. Development tears up our dirt roads causing dust and breathing problems. Speeding and trash and litter from workers. No respect!

• ***If you could fix one issue regarding development what would it be? (58 comments received)***

TOPIC: Climate/Environmental Hazards
<p>COMMENTS:</p> <ul style="list-style-type: none"> ▪ Remediate flooding on Kuakini Hwy ▪ Road and we need more evacuation routes on Alii Drive
TOPIC: Development Process
<p>COMMENTS:</p> <ul style="list-style-type: none"> ▪ Permit processing time is currently exhausting ▪ Engage the young people in the community ▪ Over regulation ▪ More concern for area, tract houses are built, make sure it's not productive ag areas ▪ Get rid of the multiple layers, do away with Land Use Commission ▪ Speed up process! ▪ Less regulations people need to understand we gotta give some to get some ▪ County needs to provide the community with a complete list of approved projects that have requested permits, and permits that have been or requested to be extended. We need to know how big is the mushroom of development ▪ Decrease time it takes to get building permit ▪ Make developers responsible for impacts. The current impact fee is a joke. The ability to come back & escape agreements is traffic ▪ Terminate subdivision & zoning permits upon missed dates for completion

TOPIC: Housing
COMMENTS: <ul style="list-style-type: none"> ▪ Create more multi-family on one TMK ▪ Allow ohana on Ag land ▪ Remove all barriers in the way of the poorest from owning their own homes, permit fees, minimum size requirements, and wait times ▪ Smart development for affordable housing. As the population grows and more homes become vacation rentals there is a need for affordable housing ▪ Build more in village, homes affordable ▪ Needs homes for locals who live here not tourists, affordable homes ▪ All new development should have a mandatory affordable/ low income housing component/set aside (15%)
TOPIC: Infrastructure
COMMENTS: <ul style="list-style-type: none"> ▪ Need good infrastructure (roads) to avoid traffic congestion - restrict development ▪ Think about the impact on infrastructure before approving new development ▪ Alternate roads/routes to avoid traffic jams ▪ We need to add road reflectors to all roads around the island. Since we don't always have lights on streets they are helpful & would reduce accidents ▪ The roads - there is nothing that goes south ▪ Only where infrastructure is in ▪ Look at the roads there is no room for high traffic ▪ Increase water availability ▪ Infrastructure in place before development, not piecemeal by relying on developers ▪ Developers should pay for infrastructure including widening roadways (before/at the same time as development)
TOPIC: Short Term Vacation Rentals
COMMENTS: <ul style="list-style-type: none"> ▪ Short-term rentals should be restricted to the resort areas and un-hosted STVRs should be removed from residential areas. Even those with current permits ▪ We should add something to the next election where we can vote on whether to remove all short-term rentals (un-hosted) from all neighborhoods, even those w/existing permits ▪ No STVRs in residential subdivisions ▪ Shutdown illegal STVRs on AG land
TOPIC: Specific examples
<ul style="list-style-type: none"> ▪ No change in Orchidland see village and illegal commercial ▪ Waste management plant - Puhi Bay ready to break – Disaster ▪ Hilo - re-investigate downtown to accommodate affordable housing and walkability ▪ Complete Mauka - Makai Tako street ▪ Honoring sacred places especially the Great Wall of Kuakini ▪ Adopt KCDP with strong, open space network, environmental cultural protection
TOPIC: Zoning/Code Changes
<ul style="list-style-type: none"> ▪ Too many restrictions on commercial ▪ DOH requirement for building a sewer treatment plant for more than 49 lots makes it too cost prohibitive to develop more density

<ul style="list-style-type: none"> ▪ Change zoning to allow more density on Hamakua Coast, disagree? ▪ Align county zoning code permitted uses with those allowed at the state level ▪ Amend state land use to be more in line with existing uses ▪ Get rid of curb, gutter, sidewalk requirement for RD 10 zoning. Could have more density if it wasn't so cost prohibitive to provide ▪ TOD's walkability ditch the cars ▪ Allow pod style architecture
TOPIC: Other
<ul style="list-style-type: none"> ▪ Improve DHHL as a whole. Better land, more homes, less waiting ▪ Homeowners who remodel have easy access to county inspection - process is not like building new structure ▪ Stop catering to transplant development ▪ Avoid short-sighted narrow focus on profit ▪ Commercial development needs to stop taking away from Aloha Hawai'i island ▪ Change development to make it better for people who live here, not tourists or developers (no time shares, no development on ag land, more affordable housing) ▪ We need to bring in new industries -- for example call centers, so local people can get more jobs and we aren't so reliant on tourism as our only industry ▪ Abandoned vehicles... please remove them ▪ We should have a culinary school to bring jobs and alternative sources of education & jobs to Hawaiian people so their traditions can continue to live on ▪ Greenways being open for limited hours/certain days

• ***What do you think is missing from your neighborhood? (53 comments received)***

TOPIC: Character/Design
<p>COMMENTS:</p> <ul style="list-style-type: none"> ▪ Hakalau - a village "center" with neighborhood serving retail ▪ Common sense implementation if we bring more community based business, we can reduce some traffic ▪ Keep the architecture "older" to preserve the "feel" ▪ Keep it slow good vibes ▪ Preserve the rural quality ▪ Rehab the buildings ▪ Small village roads commercial Hakalau/Wailea
TOPIC: Community/People
<p>COMMENTS:</p> <ul style="list-style-type: none"> ▪ Neighbor friendship. I don't speak to my neighbors -- STVR (illegal) in single family zoning. ▪ Block parties ▪ More activities for kids during summer/breaks. Boys and girls club needs more support ▪ Local residents

TOPIC: Enforcement
<p>COMMENTS:</p> <ul style="list-style-type: none"> ▪ Enforcement ▪ Restriction on roosters ▪ Enforcement of short-term rentals (not permitted) ▪ Control on illegal STVR's on Ag land ▪ Fairness & protection against gross violation of HRS 205. A planning dept that cares & appreciates the law. ▪ My independence too much regulation
TOPIC: Infrastructure
<ul style="list-style-type: none"> ▪ Sewer lines, water availability ▪ Pavement in Puna ▪ Honomū Fire Hydrants
TOPIC: Open Space/Parks
<ul style="list-style-type: none"> ▪ Native Hawaiian trees ▪ Open space ▪ Local parks & recreation areas ▪ Parks HPP Keaaau Puna ▪ Mowing & trash removal from streets & highway ▪ Pocket neighborhood. No connectivity, all cars. Open space, local people ▪ Holualoa has no restroom, no parking, no sidewalks, no town square (no civic space to hangout and meet up) ▪ Trash cans in public area
TOPIC: Parking
<ul style="list-style-type: none"> ▪ More parking ▪ Parking ▪ Need more parking downtown ▪ Need more handicap parking (everywhere) ▪ Need parking & the island does not have roads for it ▪ Leilani needs more parking, our stalls are too small
TOPIC: Pedestrian safety/transportation
<ul style="list-style-type: none"> ▪ Too heavy traffic on Alii Drive and two new developments will create more delays ▪ Widen the highway ▪ Sidewalk on county/state road ▪ Safe entry from highway ▪ Well maintained safer roads ▪ Too much traffic on Royal Poinciana Drive ▪ A way to get around Kona without cars ▪ Safe sidewalks. Trash cans and benches everywhere. Less cars and better public transportation ▪ Bus service - Mauka Uka, Hilo Flood control ▪ Bike trail Hilo ▪ Pedestrian safety on main roads in HPP ▪ Sidewalks ▪ Bench and tables by the road (small public spaces) ▪ Walkability

<ul style="list-style-type: none"> ▪ Sidewalks for safe travels for college students and others. Better public transportation. More parks where it's safe to relax and study ▪ Sidewalks in more areas ▪ Public transportation ▪ Kau needs more transportation. A lot of people have moved to Ocean View, Naalehu, etc. due to the housing crisis in Kona. Commuting takes a toll on a vehicle, and transportation can help for community ▪ Lighting going down Kahakai Blvd in Pahoa for pedestrians safety
TOPIC: Other
<ul style="list-style-type: none"> ▪ Hilo assisted living facility

2. Let Us Know Your Thoughts:

Open house participants were asked to vote and share additional comments on range of topics as summarized below. Topic questions were framed to understand whether participants think the County is well addressing each topic.

Topic/Questions	Yes	No	Additional Comments
Natural Resources			
1. Do you feel that natural resources are adequately managed and protected?	-	-	
a. Aquifers	1	6	- Kona aquifers rely on native forests which are being bulldozed for "progress", all streams, muliwai, endemic species, etc., are reliant on Wai. Replant & stop bulldozing & desecrating scared lands. Ola i Ka Wai
b. Watersheds	0	8	
c. Streams	0	2	
d. Coastal Waters	1	5	
e. Anchialine Ponds	0	3	
f. Forest and Coastal Ecosystems	1	2	- Let's increase ease & access for hunting. Better management of feral animals will benefit the native ecosystem & increase food security
g. Lava Tubes	0	4	
h. Rare and Endangered Native Species and Habitats	0	4	
2. Does new development occur in harmony with natural systems?	0	7	
3. Is there a good balance of public and private rights in terms of resource	0	7	

Topic/Questions	Yes	No	Additional Comments
Historic & Cultural Resources			
1. Are Kanaka Maoli culture, heritage, and values celebrated, perpetuated, and preserved?	0	10	- County appears determined to develop as much land in Kona area as possible regardless of water/sewer capacity, traffic and lots of archaeological and cultural remains - No. The use of "Mana" rocks for rockwalls & using Native Trees in landscaping
a. If not, what do you consider as threats to the Kanaka Maoli culture?	0	0	- Ignorance short-sighted pursuit of profit. Tourism - incoming residents land clearing not understanding place or culture -I strongly believe that the "salt rock" being used in a dry arrangement in the old county bldg. needs to be returned to Kawaa in Kau where it could be utilized by native Hawaiians, Native born tourists, etc.
2. Are multi-ethnic cultures celebrated?	2	0	
3. Is the historic integrity, design character, and sense of place adequately protected as new development	0	9	
Public Access & Trails			
1. Is environmental and culturally responsible access provided in the communities of mauka and makai?	0	9	- Save Kona railroad between Konawaena & Kealakehe Schools - Need to get Kole Kole open
2. Is an interconnected trail system provided throughout the island?	0	7	
a. What connections are lacking?	0	0	-Need more bike trails/lanes -Need more packing at shipman trail -Ask Na Ha Hele & Sierra Club vs trail system -Need more communication of what is public/ not.
3. Are historic trail systems/ alignments accessible to the general public?	0	6	
4. Do trails support a variety of uses (i.e. walking, jogging, hiking, biking, etc..)?	0	6	
Hazards (Tsunami & Volcanic Eruptions, Sea Level Rise, Flooding, Erosion)			
1. Are human life, property, and public facilities adequately protected from natural hazards?	1	5	
a. Provide examples of where things are, and are not, adequately protected?	0	0	
2. Are alternative and emergency evacuation routes clearly identified and maintained within island communities?	1	6	-Need to open railroad as an alternate route. -Buildings in tsunami zone -Keaukaha evacuation requires key to open gate to cross airport runway (& stopping airplanes)
a. Do you have to evacuate too often from your home due to natural hazard(s)?	1	2	- Have to plan for climate change increasing floods
3. Do you feel that island communities are generally well prepared for emergencies?	2	4	
4. Is development adequately buffered from flood corridors?	0	2	

Topic/Questions	Yes	No	Additional Comments
Scenic Resources			
1. Are areas of scenic beauty adequately protected?	5	4	-Let's improve up, & work to clean Bayfront. homeless encampments & rubbish diminish beauty
2. Are there existing byways and corridors not currently designated as scenic resources that should be?	2	0	
3. Are public utilities obtrusive within the natural landscape within scenic areas?	0	2	
Land Use - Protected Areas, Open Space, and Preserves			
1. Are the following areas adequately protected?	0	2	
a. Open space outside of, and between, island communities	0	5	
b. Mauka and makai natural and cultural areas and preserves	0	5	
c. Agricultural land	2	7	
d. Forest reserves	3	2	
e. Water areas	0	5	
f. Scenic vistas and views	1	5	
2. Are new public lands being actively acquired in areas of need?	0	3	
3. Is new development a threat to agriculture land?	10	3	
Land Use - Settlement Patterns			
1. Has growth and development occurred in harmony with the system of ahupua'a?	0	9	
2. Has rural and coastal character been maintained in the areas surrounding development?	0	6	-Land for TODs! They are being ignored in Kona
3. Has sprawl been minimized outside of designated growth centers? How can sprawl be further limited in areas outside of designated growth centers?	0	4	-Don't extend time to do projects, so lazy
4. Has infrastructure investment and development encouraged sprawl?	5	0	
Land Use - Growth Centers			
1. Has recent housing and commercial development been concentrated within designated villages, towns, and urban centers?	0	10	
2. Do designated villages, towns, and urban centers provide desirable density and public amenities?	1	8	
3. Is there adequate access to public transit stations?	0	8	-What transit stations?
Housing			
1. Are existing Ohanas well maintained?	1	4	

Topic/Questions	Yes	No	Additional Comments
2. Is there affordable and equitable access to safe and sanitary housing for people of all socio-economic backgrounds, including those who are elderly and disabled?	5	14	<ul style="list-style-type: none"> - Affordable housing needed, Leilani for example (Stanford Carr made it impossible for single parents to qualify, price for housing is going up, but pay is not. - We must remove barriers in between people in poverty and their dwellings. Permitted fees, wait times and minimum sq footage requirements have turned housing into an unattainable privilege that many can't obtain.
3. Are there a variety of Ohana types available within the community?	0	8	
4. Does infrastructure development currently support Ohana needs?	1	6	
Land Use - Industrial Areas			
1. Does industrial development generally occur in areas supported by appropriate infrastructure?	3	4	<ul style="list-style-type: none"> - Lack of sewer and water to support Wes Hawaii Industrial areas. -No waste treatment infrastructure. No public restrooms - Too much ownership by state who does not lease out needed M-zoning for small business
2. What areas are appropriate for industrial development within your community?	0	0	- Commercial & lower agricultural lands for limited light industrial
3. Conversely, what would an unsuccessful, regional industrial park look like in the Kawaihae harbor?	0	0	
Land Use - Resort Areas			
1. Has resort development traditionally occurred in appropriate areas?	0	7	<ul style="list-style-type: none"> - We would like STVRs to be restricted to resort area - Stop the parking on tourism & focus on growing for locally. -Too much push back from everyone against progress
2. Does existing infrastructure adequately service existing resort development?	1	1	- We don't need any more resorts
3. What infrastructure needs should be considered when developing new resort areas?	1	1	<ul style="list-style-type: none"> - They should help contribute to more wells for water - Dedicated funding for schools & other infrastructure impacted by
Capital Improvements			
1. What areas require infrastructure investment to support desired growth?	0	2	<ul style="list-style-type: none"> - Historic Villages like Hōlualoa walkways, parking, restroom civic space/town square - Don't use endless growth model - this is an island, discouraged vacant houses owner by off islanders. -Fix Waipio road. -Better traffic to Pahoā -Water & wastewater service expansion, more \$ to maintain existing waste water infrastructure
2. How can the public be more engaged capital improvements decisions?	1	0	
3. How can access to local healthcare be improved?	1	0	

Topic/Questions	Yes	No	Additional Comments
Transportation			
1. Do State and County roadways work well with existing land uses?	0	11	- Need another way to Hilo from Pahoia
2. Are rural and urban roadways adequately constructed to support traffic volumes?	1	13	
3. Do existing public transportation systems do a good job of connecting public amenities?	0	12	
4. Are there adequate numbers, and access, to accessible parking spaces?	1	3	
Utilities			
1. Are existing utilities reliable, efficient, and affordable?	0	9	- Support microgrids & individual solar - don't do geothermal - dangerous to neighbors, vulnerable to lava. - More solar support for on all county buildings
a. Are there specific, developed areas where they are not?	0	0	
Water			
1. Does adequate water infrastructure exist to support development in desired areas?	1	7	-Water needs to be prioritized in West HI -Standardized will parts so spare parts do not need to be special ordered
2. Are agriculture areas surrounding developed areas adequately served by water infrastructure to support the needs of irrigation and crop production?	0	2	
Wastewater			
1. Are there areas that have poor water quality due to bad wastewater management techniques?	5	7	-Kealakehe sewage plant would already be over capacity if all homes were hooked up, ocean is degrading due to runoff/cesspool leaks. Why are we rushing to build more houses? -Do water recycling to solve problem of deteriorated sewage plants - County at risk of EPA action - people get sick from contaminated ocean
2. Is existing wastewater infrastructure adequate to support existing and new development?	4	11	
Telecom			
1. Is high speed internet readily accessible?	4	6	- Internet in rural areas not reliable
2. Are cell phone networks accessible and reliable?	2	0	
Energy			
1. Do you consider Hawai'i County to be energy self-sufficient?	1	12	- Geothermal Hualalai (Diversity stables renewable sourcing
2. Is energy affordable?	1	14	- Options - microgrids, solar, wind, individual solar
3. What do you consider to be the viable, renewable energy options for your community?	1	0	- Pumped hydro storage coupled with solar, wind, geothermal - Solar

Topic/Questions	Yes	No	Additional Comments
			-Micro-wind solar battery tie to grid
Facilities - General			
1. Do you consider existing, public facilities to be accessible, sustainably built, and well maintained?	8	6	- No. Old A's bathrooms for example is gross. Our kids that play sports don't have a clean area to wash their hands in restroom -Does P&R even know that the park at the end of Paniolo Dr exists? (Waikoloa Village)
Solid Waste			
1. Is there adequate access to recycling facilities and programs?	2	16	- Maybe encourage local recycling efforts. i.e. tires, shredding, using plastics for other uses -Do extended producer responsibility for recycling do zero waste principles
2. How could recycling be further incentivized?	2	0	- We need to have recycling before we can incentivize it -Build a recycling facility
3. Are transfer stations conveniently located within proximity of where you live?	7	2	
Recreation			
1. Are recreational opportunities available for residents and visitors of all ages and abilities?	3	5	
2. Are rural areas adequately served by recreational facilities?	1	10	
3. Are there specific amenities lacking within recreational areas?	0	2	-Restrooms -Parking an issue. Kamaaina designated parking
Police			
1. Are you adequately served by police services?	8	4	-Defund the police -Not enough police in Puna when break-ins occur, nothing gets done. 30+ in our neighborhood of Hawaiian shores/ beaches in past 3 months. -We need more police officers in Kau. Kau is the biggest district and sometimes it takes 30 mins for officers to respond. In Hilo officers are like ants they are everywhere. -Need more officers in Puna. -More police, the walking beat police presence defers crime -Need a cat sanctuary like Lanai
Fire			
1. Are you adequately served by emergency fire services?	13	1	-Fire in Holualoa our hydrant was frozen shut -Yes. They even saved our dog
Health			
1. Are you adequately served by healthcare providers and services?	6	14	-We need more Dr's, more clinics, particularly for mental health crisis & rehab. There are slim to none available in West HI esp. for people with limited income -Need more cancer care here

Topic/Questions	Yes	No	Additional Comments
Education			
1. Do public schools serve community needs?	3	5	-Pay for quality teachers & provide affordable housing for them to stay - There is too much fighting in local schools - need to kick out trouble makers
2. Do you consider public schools to be high quality?	2	11	- Impact fees on development. Schools need facilities
a. What could be done to increase their quality?	0	0	-Increase requirements -Stop nepotism -Equitable funding. i.e., charter schools = public section but no facility funding. No transportation or healthcare.
Economic Development			
1. Do you consider the local economy to be diverse, stable, and sustainable?	0	17	-Grow more food. Traditional planting practices have served Kanaka for generations - Educate. -Grow Kalo -Recreation resources with fees
2. Are there economic opportunities that have not been capitalized upon?	7	0	- Yes there are many things which can replace the loss of pineapple and sugarcane
3. Does economic development generally occur in harmony with local ecology,	0	8	-Need manufacturing & self sustaining agriculture. More for sustainable economy, don't depend on off-island economic drivers. Don't use endless growth models

3. Which Objectives Are Most Important to You?

Open house participants were asked to indicate which objectives they think are most important and share additional comments . Topic questions were framed to understand whether participants think the County is well addressing each topic.

Objectives	Votes	Additional Comments
Natural Resources & Environmental Protection		
<ul style="list-style-type: none"> • Protect and preserve natural resources. • Land development and land use respects and protects natural systems and features. 	14	- We should ban all plastic water bottles. -We need more recycling & compostable products. -Encourage Native Plants, recycle green waste to public, use recycled materials. Home Ag, public areas to recreational areas, create more rec areas Mauka in County
Historical & Cultural Resources		
<ul style="list-style-type: none"> • Honor native Hawaiian culture and heritage during the decision-making process. • Protect and preserve important historic and active cultural sites. 	11	
Public Access & Trails		
<ul style="list-style-type: none"> • Appropriate and responsible access to cultural and natural sites. 	8	- Public access to shorelines, beaches and fishing spots

Objectives	Votes	Additional Comments
Hazards (Tsunami & Volcanic Eruptions, Sea Level Rise, Flooding, Erosion)		
<ul style="list-style-type: none"> Protect what makes Hawaii Island so beautiful. 	7	- Develop only in lower risk areas. No lava 1 or lava 2 large development
Land Use, Protected Areas, & Open Space Resources		
<ul style="list-style-type: none"> Consideration of the principles of ahupua'a in all land use decisions Growth directed to established and designated growth centers Protection of prime agricultural areas from inappropriate development Infrastructure that is aligned and sufficient to serve existing and planned growth Protection of important industrial sites from inappropriate development 	14	
Land Use (Settlement Patterns, Growth Centers, Industrial & Resort Areas)		
<ul style="list-style-type: none"> Consideration of the principles of ahupua'a in all land use decisions Growth directed to established and designated growth centers Protection of prime agricultural areas from inappropriate development Infrastructure that is aligned and sufficient to serve existing and planned growth Protection of important industrial sites from inappropriate development 	19	
Facilities		
<ul style="list-style-type: none"> Develop sustainable, accessible public facilities. 	0	- what public facilities? This might have more votes if described better - parks? Fire? Public schools? Gyms?

Objectives	Votes	Additional Comments
Housing		
<ul style="list-style-type: none"> Provide a diverse mix of safe, affordable housing to meet the needs of all residents. 	25	<ul style="list-style-type: none"> - Need high density so workers have homes to buy. -No STVR on Ag lots - have those owners use their Ag land to sustain agriculture. -There is none. -Need affordable housing for locals. -Plan dept selling us out to those with deep pockets. That's the only consistency. -Planning slowly & destructively killing Kona with STVR esp on AG land. Turning a blind eye. -Living here my whole life, we can't afford to buy a home. -Lailani for example: no longer affordable impossible to qualify. Section 8 is no longer accepted per worker in the office of Lailani. As a single mom, I can't afford to live here, but this is my home, rent in Leilani for a 2 bedroom is 2,000 & not including electric car, insurance, gas, food. Stanford Carr owners of Lailani are pushing locals out. Help, we need housing/homes for our kids please. - Housing is currently a privilege, it must become a right. 12% (24,000 + people) live in poverty on this island and cannot afford to purchase nor rent a home. We must remove minimum size requirements of homes, permit costs and delays for these people.
Capital Improvements		
<ul style="list-style-type: none"> Establish programmed capital investments that ensure safe and adequate infrastructure. 	9	
Utilities (Energy, Solid Waste, Telecommunications)		
<ul style="list-style-type: none"> Provide adequate, safe, and cost-effective utility services. Provide island-wide high-speed internet services. Develop resilient, low-cost, efficient energy supplies. Provide solid waste services that are convenient and sufficient to encourage waste reduction, reuse, and recycling. 	27	<ul style="list-style-type: none"> - We really need to address the lack of recycling resources here. We should also ban the use of plastic water bottles on the island. -Development needs to be restricted based on available resources.

Objectives	Votes	Additional Comments
Transportation		
<ul style="list-style-type: none"> Develop a multi-modal transportation network that meets the mobility needs of all residents. 		<p>- Bike paths! Need more of them. Many people would commute from Puna to Hilo by bike if it were safe.</p> <p>-There is a large amount of people commuting to Kona from Hilo. Know that there are limited resources, the bus routes need to be more effective. At times there are only 1/2 of bus seats taken when going to Kona. With this in mind, transportation needs to be more efficient.</p>
Economic Development		
<ul style="list-style-type: none"> Develop a diverse, sustainable, and stable economy that complements and is in balance with the natural and human environment. 	29	<p>- Economic Diversification is Critical. The tourism all eggs in one basket cannot sustain us.</p> <p>-No more mandates & business closures.</p> <p>-Lessen reliance on tourism.</p> <p>-Creating other industries besides tourism so we can all have jobs and affordability perhaps bring in call centers as an industry.</p> <p>-County has done a D-job of communicating with the public about this issue (rezoning) & CDPs.</p>
Recreation		
<ul style="list-style-type: none"> Establish recreation facilities and programs that meet the needs of all citizens. 	16	

4. Characteristics of Use

Open house participants were asked to use dot stickers to select the three features you think are more most important for different zoning districts.

Characteristics	Votes	Additional Comments
Single (RS), Double Family Residential (RD), and Cluster Plan Development (CPD) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of residential dwellings.	1	-Change zoning to allow and keep restrictions to a minimum
2. Requiring developers to provide common/environmental open spaces, recreational areas, or neighborhood parks for new subdivisions.	19	
3. Landscaping requirements for businesses to better buffer and protect property values and visually separate businesses from residents.	2	
4. Permitted uses other than traditional residential.	11	-More RD, RC, RM areas are necessary to minimize expansion in AG land
5. Landscaping requirements for an individual property.	2	

Characteristics	Votes	Additional Comments
6. Landscaping requirements for the subdivision to improve the aesthetic appearance of the larger development or community.	2	
7. The size of residential lots which can influence the density of the neighborhood.	6	
8. Increase connectivity, walkability, and bike-ability to other districts where people live, work, shop, and play.	27	
9. Multi-modal bike and pedestrian trails, paths, and greenways between commercial, residential, and mixed-used areas.	21	
10. Increased public transit infrastructure between commercial, residential, and mixed-use areas.	19	
Multiple-Family Residential (RM) and Residential-Commercial Mixed Use (RCX) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of multi-family residential.	0	
2. Landscaping requirements to improve the aesthetic appearance of the developments entrance, signage, and street trees.	1	
3. Landscaping requirements for businesses to better buffer and protect property values and visually separate businesses from residents.	3	
4. Permitted uses other than residential.	9	
5. Public or semi-public open space amenities such as play structures, sports courts, pool, clubhouse, etc.	15	
6. The size of the property which can influence the size and density of the structure and neighborhood.	8	
Residential and Agricultural (RA) and Family Agricultural (FA) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of dwellings.	0	
2. Preservation of agriculture land.	14	
3. Development restrictions (i.e. building setbacks, heights, etc.)	6	
4. Permitted uses other than residential and agriculture.	10	
5. Landscaping requirements for an individual property.	1	
6. The size of building site area which can influence the density.	3	
7. The affordability of the housing.	20	

Characteristics	Votes	Additional Comments
8. The availability of bicycle and pedestrian amenities such as bike parking, wide multi-use trails, etc.	7	
9. The regulation of secondary farm and ohana dwellings.	17	
10. The regulation of accessory structures (barns, sheds, etc.)	3	
11. Roadway standards (width, striping, signage, etc.)	7	
12. Additional agriculture land to protect and buffer natural resources from other development zones.	9	
Agricultural (A) and Intensive Agricultural (IA) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of agricultural land.	1	
2. Preservation of agriculture land.	24	
3. Development restrictions (i.e. building setbacks, heights, etc.)	5	
4. Permitted uses other than limited residential and agriculture.	12	
5. Land stewardship requirements.	12	
6. The size of building site area which can influence the density.	1	
7. Buffers to adjacent development.	5	
8. The regulation of secondary farm and ohana dwellings.	20	
9. The regulation of accessory structures (barns, sheds, pools etc.)	4	
10. Roadway standards (width, striping, signage, etc.)	5	
Resort-Hotel (V) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of development.	1	
2. Landscaping requirements to improve the aesthetic appearance of the developments entrance, signage, and street trees.	2	
3. Landscaping requirements for resorts and hotels to better buffer and visually separate from businesses and residents.	4	
4. Permitted uses associated with resort-hotel development.	9	
5. Public or semi-public open space amenities such as play structures, sports courts, pool, clubhouse, etc.	16	
6. The size of the property which can influence the size and density of the structure and surrounding development.	5	

Characteristics	Votes	Additional Comments
7. Environmentally and socially sensitive development to limit impacts to local ecology and culture.	27	
Neighborhood Commercial (CN), General Commercial (CG), and Village Commercial (CV) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of development.	3	
2. Landscaping requirements to improve the aesthetic appearance of the development and to separate businesses from residents.	8	
3. Building sizes and setbacks, and lot and yard sizes.	2	
4. Sign requirements which manage the size and quality of signage for the business.	6	
5. The orientation of the building. This could influence parking locations, the business's entrance locations, etc.	1	
6. Providing adequate parking facilities and the design of the parking lot.	14	
7. The screening of storage, loading, and mechanical areas.	6	
8. The ease of accessing and navigating the business's parking areas.	8	
Industrial-Commercial Mixed (MCX), Limited Industrial (ML), and General Industrial (MG) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of development.	1	
2. Landscaping requirements to improve the aesthetic appearance of the developments entrance, signage, and street trees.	3	
3. Landscaping requirements for the business to better buffer and protect property values and visually separate businesses from residents.	3	
4. Permitted uses within the property.	1	
5. Sign requirements which manage the size and quality of signage for the business.	2	
6. The orientation of the building. This could influence parking locations, the business's entrance locations, etc.	1	
7. Providing adequate parking facilities and the design of the parking lot.	8	
8. Adequately managing stormwater drainage within the site to mitigate any impacts on adjacent or nearby properties.	8	
9. Managing nuisances produced by the industrial development preventing it from impacting adjacent or nearby properties.	6	
Open (O) Districts		

Characteristics	Votes	Additional Comments
1. Material restrictions or architectural standards to improve the aesthetic appearance of open districts.	4	
2. General landscaping requirements	1	
3. Permitted uses surrounding the open district.	1	
4. The effect of surrounding development on open districts.	3	
5. Public access.	10	
6. Permitted uses within the open district.	1	
7. The availability of park-style amenities (shelters, picnic areas, playgrounds, etc.)	13	
8. The availability of bicycle and pedestrian amenities such as bike parking, wide multi-use trails, etc.	8	
9. Protection of natural resources and ecosystems.	23	
10. Protection of historic and cultural resources.	20	
Ohana Dwellings		
1. Material restrictions or architectural standards to improve the aesthetic appearance of the ohana dwelling.	1	
2. Permissible areas for construction of ohana dwelling units.	17	
3. Ohana dwelling construction restrictions (height, size, site area)	6	
4. Access to utility infrastructure.	3	
5. Parking requirements.	4	
6. Landscaping requirements surrounding the dwelling.	0	
7. Permitted uses for ohana dwelling units.	12	
8. Adequate fire protection.	2	
9. Access to street and roadway networks.	2	
10. The process for permitting an ohana dwelling.	11	
11. Enforcing code requirements.	9	
12. Impact on adjacent development.	2	

5. General Comments:

Open house participants were invited to provide additional input and have staff document their comments throughout the open houses on chart paper.

TOPIC: Alignment with Other Plans
<ul style="list-style-type: none"> • Get the General Plan together then rezoning • KCDP needs to be fortified by zoning code changes that match KCDP demands • General Plan should allow extreme flexibility for regions to determine their destiny • Where is General pPlan? Infrastructure before more development • Involve youth in general planning
TOPIC: Cultural/Historic Preservation
<p>COMMENTS:</p> <ul style="list-style-type: none"> • Purposeful engagement with lineal descendants located in traditionally difficult to penetrate communities/cultural kipukas. • Consult Hawaiian burial council and archaeologists on presence of burials & historical sites. • Preserving cultural sites in subdivisions everywhere. Protecting cultural sites and funding rehabilitation. • What can be done to preserve/protect enhance historical village centers (historic villages in general)?
TOPIC: Development Process
<p>COMMENTS:</p> <ul style="list-style-type: none"> • How/why are so many developments being approved? • What's the process for 50+ lots - why are they approved without adequate roads to support the dev? • Admin delays in subdivision completion without contemporaneous completion of infrastructure & affordable housing • Putting developer wants before citizen wants especially in West Hawaii • Cozy relationship between County Planning Dept & Developers & Consultants • Granting extensions and infinite time • Need to expedite permits • Streamline permit system. Allow more multi-family units • Rules are onerous - example windows cost - double pane

TOPIC: Housing/Residential
<p>COMMENTS:</p> <ul style="list-style-type: none"> • Parks are very clean & well maintained but I would like to see more recycle cans around parks and in town • Want more ‘ohanas on Ag land • More than one home on a parcel • Need affordable housing in Kona • Too many rules concerning housing • Low income and tiny house concept for homeless folks • More multi-family zoning. Ohana Per TMK • Multi-family zoning ohanas on one TMK w/ house • Make homes more affordable for Native Hawaiians. Also those struggling to pay rent for a living space. • Create village of tiny homes to enlarge inventory of houses to help homeless • Need many more apartments • Make housing right for all. It is currently privilege. • Please add to single family cluster plan chart 1, 2, & 3 residential • Give those on the DHHL homeland lists what they are due • 1 Ag can't build second house on property • AG zoned can't build ‘ohana
TOPIC: Parks/Recreation/Open Space
<ul style="list-style-type: none"> • Need more recreational infrastructure • Preserve beach access
TOPIC: Public Engagement
<p>COMMENTS:</p> <ul style="list-style-type: none"> • Online community engagement in 2023 - essential to have in person community engagement including public meetings with the CDP Action Committees • Fund CDP's for public engagement process • Engage youth perspective please • Put on website/links -- zoning code, subdivision code, general plan - current & draft for new county law calling for revisions, laws vs community development plans
TOPIC: Healthcare/Hospitals
<ul style="list-style-type: none"> • Need better access to hospitals. Lots of retired people here • New teaching hospital built between village and airport
TOPIC: Short Term Vacation Rentals
<ul style="list-style-type: none"> • Rezoning not to include allowing STVRs in any but exists resort nodes • No vacation rentals on AG zoned land. Enforce the existing law HRS 205 • More regulation & enforcement of short-term rentals • Add to the next election a measure to restrict all short-term vacation rentals to resort areas and remove unhosted STVRs from neighborhoods. It would increase housing opportunities. • Vacation rentals (STVR) are destroying Kona. Honolulu & Maui protecting their people.

<ul style="list-style-type: none"> • STVRS make a property more valuable income should make that property taxed as an investment - Not owner occupied. • Allow hosted rentals on Ag land • STVRs destroying Kona • The entire subject of vacation rentals on AG land is carelessly applied depending on who is asking. NO verification of inputs. Complaint time takes forever & lack of feedback or enforcement (HRS 205) • Restrict/enforce short term vacation rentals to free up housing stock for residents. • Vacation rentals are making it hard for people to find long-term rentals. There is a need to regulate vacation rentals. For example, in Kona rents have risen to \$1800 for 1/1, nobody can afford that. So that property that is not rented will make a lot more if it's listed as a vacation rental.
TOPIC: Transportation
<ul style="list-style-type: none"> • Add road reflectors to all roads in Kona & outlying areas. • Transportation - look at areas that are not flat. Mammoth lakes - tourist economy - has public transit • Widen highway from Henry Street South to Kam 3 • Road congestion - driveway ext, curb ext - interconnections between developments dedications of roads - speed limits • Access to schools, supermarket within 1-2 miles. We are driving too far to take keiki to school and get food. A school should be mandatory for any development • More buses are needed for people that are commuting from South Kona and Ka'u to the resort areas. The 2 or 3 bus options are not enough for people to be able to keep jobs if they don't have transportation. • Open railroad all the way. • Bike paths - multimodal trail expansion. • Secondary road Keaau-Pahoa • Redo plan for non-car transportation, bus, bike, skateboard, wheelchair, and walking. • Proactive not reactive. More roads.
TOPIC: Zoning/Design
<ul style="list-style-type: none"> • Zoning & subdivision code updates are definitely needed, but should follow the impending General Plan update so that community "buy-in" of zoning change ideas occurs with island-wide consensus of the new principles. • Zoning must support & promote shore access • Shopping centers have inadequate parking (Puna Kai). • Universal design. • Reduce the cost of building houses by 50%. Require less concrete for example. Allow single wall structures.
TOPIC: Other
COMMENTS:
<ul style="list-style-type: none"> • Concern about hotels in AG Districts

- Preserve 213-acre lot for agriculture and environment. No rezone creating flag lots 14/300-700 foot drive access road to lot
- People in rural areas with bad internet
- Cell service in Kalapana
- Take out all of the eucalyptus trees and either restore native forests or grow food for the people of Hawaii.
- If an environmental assessment has already approved a use why do they do repeat environmental assessment?
- Age friendly cities.
- Food self-sufficiency - prioritize/incentivize zoning to encourage ag/food production