



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 online Virtual Open House.

Virtual Open House 10/19-11/13 hosted Online

- 58 website accounts created
- 381 users
- 539 sessions
- 1,584 page views¹

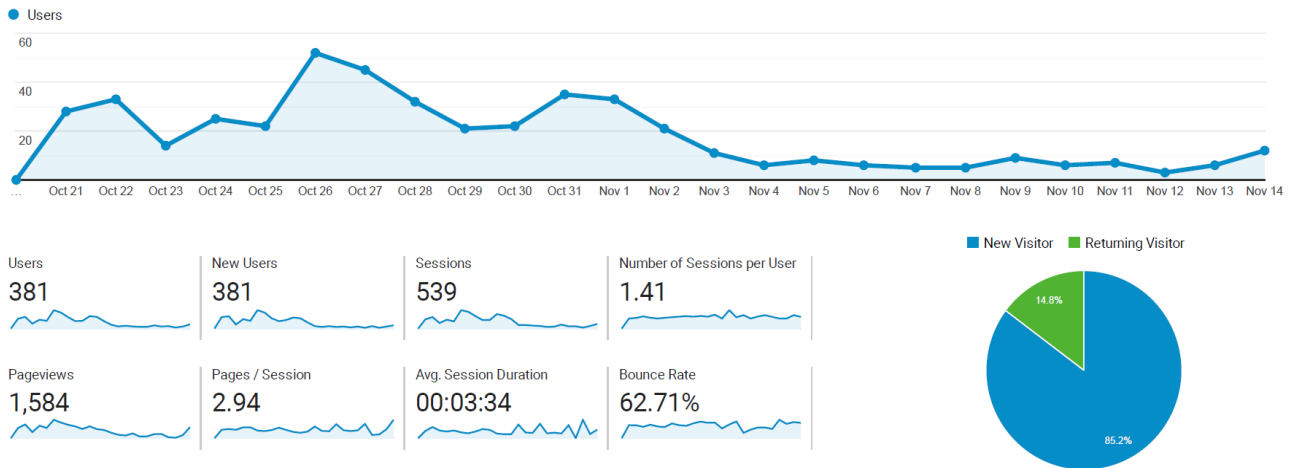


Figure 1: Website Audience Overview

¹ Data collected and summarized by Google Analytics.

Users: Users who have initiated at least one session during the date range.

Session: The period time a user is actively engaged with your website.

Pageviews: Pageviews is the total number of pages viewed. Repeated views of a single page are counted.

Bounce Rate: The percentage of single-page sessions in which there was no interaction with the page (i.e., no clicks or scrolling)

Virtual Open House Overview:

The virtual open house was available for comments October 19, 2022 through November 13, 2022. The open house was linked to from the project website and hosted on the Konveio public input platform. The virtual open house was organized into the following sections:

- Intro video
- Project information
- What is Zoning?
- Open House Stations:
 - Discussion & Ideas Wall
 - Project Objectives Ranking
 - Let Us Know Your Thoughts
 - Characteristics of Use
 - Interactive Map
- Final Thoughts

Summary of Input

1. Speech Bubbles:

Virtual open house participants were invited to post their comments to a “discussion wall” on the open house website. The responses were submitted.

What do you like about current development? (6 comments received)

1. Preserving our heritage corridors, character of our island home- Pualani Estates, well laid sidewalks, flow, style. Really like Waimea Parkside- beautiful Waimea older homes.
2. Current housing developments need to have some commercial businesses; such as: SMALL MALLS for grocery stores, cleaners, restaurants, small local parks for basketball, children's playgrounds, shaded areas, paved walkways through the green space that does not inhibit the fly-ways, etc. Preservation of native species by maintaining fly-ways for birds, bats, etc. in greenspace. Floodplains and retention ponds to refill our aquifers need to be included in the greenspace to prevent flooding on lots AND refill the aquifers. Park areas should be part of the greenspace - no skimping here!
3. I would look at city/village/communities that have a vibrant mix of business and residential and are highly walkable. Vienna Austria is well known for being on the cutting edge with its social housing approach. These spaces should support the full spectrum of income levels and not just accommodate the wealthy.
4. I think the infrastructure is not keeping up with the developments and the most obvious is traffic. I also think it's very important to maintain zoning especially when developers are trying to re-zone lots from agriculture to residential that are next to homeowners who purchased their homes BECAUSE they were zoned agriculture. If they were zoned residential we would not have purchased our home and many others feel the same way. We live in Ali'i Heights.
5. I have not lived here very long, but from being from another resort area; BUILD HOUSING FOR THE EMPLOYEES, HEALTH CARE PROVIDERS AND TAKE CARE OF THE LOCALS, impacted by decades of greed. And then MANAGE IT WELL !!!!!!!!

6. This example illustrates how a sewer easement was used to create a mauka-makai pathway at the northern boundary of the Ali'i Cove Condominium development in the early 2000s. The purpose of the path is to enable people to walk to Honu's Beach Park (Wai'aha) from surrounding residences without having to use their car to get to the beach. The pathway can be locked at night and extends from Walua Road down to Ali'i Drive. See TMK 7-5-018:008. The sewer easement continues mauka to Kuakini Hwy. on TMK 7-5-018:095. Ultimately, the mauka-makai pathway is intended to extend all the way to Kuakini Hwy. enabling pedestrian access to the beach park for many more residents and minimizing the need to drive to the beach. This is a perfect example of a walkable alternative in an urban setting. The potential of continuing this pathway across parcel 95's sewer easement can easily be overlooked. Currently the sewer easement over that undeveloped property is overgrown, and a truck is being parked in it (or it is an abandoned vehicle).

If you could fix one issue regarding development what would it be? (17 comments received)

1. Protect ag land, clean ocean, historic buildings and landmarks.
2. Need community input and approval for new developments - including design and density.
3. Rein in the suburbanization/residential intrusion into "A" districts. Prime ag lands in Hamakua are at risk of becoming more residential than the as-of-right uses permitted in Ag lands. Tweaking of tax policy might be a tool to nudge property owners into compliance with the allowed land uses. This type of unplanned residential conversion has happened elsewhere in East Hawaii; the ag lands in lower Puna are increasingly used for residential purposes. While this has provided affordable housing to many, this evolution increasingly may be at odds with the actual zoning. And an influx of new residents to Hawaii is driving up those lower Puna property prices to the point where they now are unaffordable to many local residents. We should be encouraging affordable housing in the Hilo urban center as well as, perhaps, village centers. Note that downtown Hilo is walkable to shopping, groceries, medical offices, businesses, and recreation. We should build upon this existing infrastructure for more housing.
4. Demand more county input into Conservation properties. I believe each county should have more power in managing Conservation property as they are more familiar with individual properties on this island than a disassociated commission in Honolulu. The way that the DLNR/LUC deals with Conservation properties on our island in the long run does exactly what 'they' say they are trying to avoid and gives an owner only 3 choices. 1) Encourages 'Scattered urban sprawl'. To get a residence is a relatively easy permit process but seemingly there's NO CHANCE to permit the historical and vested Agricultural USE (as our expensive and time consuming experience of 8 years of working lawfully to achieve this has shown) or 2) Just simply allowing the property to go fallow, with derelict cars, piles of garbage, invasives, fire ants, rats, pigs etc. to take over because of the owner's fear of doing anything, even just a simple fence, that could bring on a \$15,000+ fine (most people choose this one losing great opportunities for use that would benefit us, our island and its economy.) or 3) Sell and let someone else deal with the State (previous owner's choice after giving up after many unsuccessful attempts, himself). County is familiar with the properties on their islands and knows the owners. I believe the County would do a much more comprehensive and better job which ultimately would support our island's sustainability and our environment at the same time.
5. Create new zoning classifications for RS and RD districts in CDP-designated urban growth areas which would be one or two carefully limited, low-density variations of the current RM district(s) for the purpose of allowing not just one, but multiple mini-ADUs (accessory dwelling units) of specific, very limited size

(e.g., 400, 500 or 600 sq. ft. of enclosed living area with covered deck area limitations) on what are now "single family dwelling" lots (whether in a RS/RD district or in an A (ag) district as is often the case in this county), regardless of lot size as long as the (same as now) front, rear and side yard requirements are retained. This is feasible here because (1) Dept. of Health allows up to five (5) bedrooms per septic system including duplexes having no more than five bedrooms total, and Dept. of Water Supply has no reasonable basis to deny at least 3, if not 4, bedrooms (in separate, detached, studio or one-bedroom dwelling units) on one standard 5/8 water meter, as regardless of there being multiple individual kitchens, bathrooms or laundry facilities, the water consumption should be essentially the same as a family in a four bedroom dwelling unit, which is currently permitted to have one 5/8" water meter. Accordingly, a typical residential houselot (say 10,000 s.f.) could have 3-4 one bedroom (or studio) "tiny homes", with usable covered lanai, each as a legal single-family dwelling defined in this code section as a maximum of two persons (vs. the standard family or five unrelated person definition). The objective of this zoning district classification change is to radically and quickly increase housing availability for single persons of all ages relatively close to existing or intended urban centers, and to have this provided entirely by private, individual owner initiative (without government "program" intervention).

6. CC&R prohibitions of such tiny home "mini-clusters" in traditional subdivisions could be partially mitigated by providing, say, 10-year property tax credits of maybe \$200/year to all lots in subdivisions that struck such prohibitions from their CC&Rs (this incentive by separate, companion legislation to amend COH HCC Chapter 19 for RP Taxation)."
7. My previous comment mentioning existing residential houselots in the A (ag) zoning district is meant to pertain only to those A-zoned lots that are already in the State "Urban" land use district, such as is the case for all the A-zoned (by County) lots in Kona Palisade, Kona Coastview, Kona Wonderview, Kona Highlands, and many other Kona houselot subdivision that are within the Kona CDP's designated "urban growth area." It is NOT proposing increasing density on "Ag lands" in the Agricultural (or Rural) State land use districts, which we are all concerned about preserving.
8. Better circulation of life, work, play-
9. Stop acting like cars are the #1 most important thing in our society. Make (demand!) space for people. We can grow a much more vibrant community if people can easily interact in public spaces, even if they do have to walk a little.
10. Most developers will not build ultra-low-income housing (very low profit margins, if any) and choose to buy "credits" from other developers. This practice has resulted in few if any affordable housing which is desperately needed. These credits need to be eliminated and developers who choose to not build "affordable" units should be required to pay the median/average (whichever is higher) sale price for every affordable house not built. These funds should be placed in a "housing fund" to be used to build the ultra-low-income housing on 3,000 sq. ft. lots. Because land here is very expensive, the County should build the ultra-low-income housing these lots. Two-story houses of 1200-1400 sq. ft. with three to four bedrooms could be built at a much lower cost on such small lots. The County should have a contractor on our payroll, who reports to the housing administration, hires the subcontractors, and supervises the construction. The construction housing industry can easily hide fraud so codes against fraud need to be written to prevent it and huge fines levied against those who violate the codes. We need building inspectors who will go on-site frequently to make sure the construction is quality construction and not just slap-together sub-standard construction. These houses shall meet hurricane standards of at least Cat 3 or higher per the latest building code recommendations. Flood plains shall be maintained and not eliminated to protect the houses.

11. The development should not destroy historic ancestral lands nor should the development overwhelm the existing adjacent community. Projects proposed in 1983 are out of step with the needs of 2022 and need to be reevaluated.
12. If this update is able to create enough affordable housing -- 80% and 50% below AMI -- to meet current and future need, it will be a success.
13. I wish the community development plans are better intergraded into the zoning codes so that for example, areas that were zoned ag that are now in the urban core of the CDP's would not have to go through a long rezoning process.
14. Parking for all commercial businesses should be a priority, so they can succeed.
15. We should require all building owners on downtown Ali'i to update the exterior of their properties. The area could use a coat of paint and some minor updates at a minimum...
16. The thing I have found most disturbing since moving from the mainland 16 years ago is the poor public coastal access along the Hamakua Coast. In a small town with the population density of Pepe'ekeo one would think there would be one place the kupuna and mothers with their keiki could easily access the coast, sit at a picnic table and view the ocean. Instead be prepared for a cross country hike through shoulder high grass with zero amenities, if you can even locate the public access. The approximate 16 miles to Laupahoehoe or Richardsons doesn't really work for a lot of people.
17. I was struck by a feeling of deja vu when I attended the Open House in Kona for this zoning code update effort. Citizens were yet again being asked to write their thoughts about desired & undesired land uses, just as we did years ago in the extensive CDP meetings that were held throughout the island. I've been told that certain policies and actions that were adopted in the various CDPs are not implementable, because the zoning code needs to be amended to accommodate those policies/actions. I would like this current zoning code update to (1) not be a repetitive exercise but rather build upon the extensive work of the CDPs; and (2) as a starting point, specifically identify where and why the Kona, Kohala, Hamakua, Puna, and Ka'u CDPs cannot be implemented due to a conflict with existing codes and laws.

What do you think is missing from your neighborhood? (10 comments received)

1. Safe walking paths along Mamalahoa.
2. Safe roads, width of road, more options mauka/makai - a lot more walking/biking paths along our roads-like Māmalahoa.
3. "SIDEWALKS. Honokaa's neighborhoods have none. Many, many places where people walk are NOT safe, I see it all the time. Areas where more homes are being developed, such as at the bottom of Maile street, and on Lehua, are NOT planning to add any sidewalks, and it's very distressing because those areas are already dangerous for pedestrians. Even Pakalana, coming down through the center of Honokaa school, has no sidewalk.... but tons of pedestrians daily. You're risking your life if you try to walk from Malama Market to the hospital or park. The highway corridor through Waimea going towards Kawaihae is also incredibly dangerous for pedestrians, since there's no sidewalk and they're just basically on the road shoulder. All the kids going to HPA lower school, Parker, Anuenue park, etc., everything on that side of town. Many pedestrians (and cyclists) there. No sidewalk.

4. We also need "share the road" bicycle signage on the Hamakua coast. Drivers have no clue that bikes are also allowed to use the road."
5. Some of the parks in West Hawaii are poorly maintained with the children's playground equipment broken and taped off for safety. This is especially true of parks that the community built because the County would not. In subdivision parks, splash ponds (center spray statues, and depths of only 1-2 inches, on a rough concrete base for traction) for the smaller children would be very nice additions. Shade covered seating for the parents who are watching the children.
6. There is so much that is needed in Puna. I would like to see multi-use zoning, increased housing density, reliable modern public transportation, financial incentives for protecting or creating spaces for native species -- start by protecting 'Ohi'a lehua from being bulldozed when landowners clear their lots. Create revenue stream opportunity for homeowner residents through energy generation -- solar, renting ADUs, land stewardship, etc.
7. Our neighborhood is missing a neighborhood park that the county allowed the developer to give away to the YMCA to build. Then it was never built except for a 1 acre gated half improved space with half of it designed for parking.
8. Get rid of STVRs or have the county make so much money from them, they have to stay.
9. After living in Pepe'ekeo for 12 years three things have become very obvious. We need better coastal access, we need some sidewalks, especially the length of Kulaimano St. where bikes, kupuna and keiki are in danger, and we need a community focus where neighbors have an opportunity to become acquainted. A good beach park could solve 2 of these issues.
10. I would like to see more walking trails within town centers that enable customers to walk between adjacent businesses without having to walk around a chain link fence or impassable, thorny hedge. "Smart Growth" & "Walk-Able Neighborhoods" are great-sounding buzz words for planners, but what can be done in the zoning code to encourage more walking trails to be developed within town centers and to connect neighborhoods? The Planning Dept. will need the support and cooperation of the Public Works Dept., developers, Police Dept. and the State in some cases, as the implementation and management of pedestrian & bicycle trails will require more than just Planning. There are many so-called "Roads in Limbo" that could be developed for public pedestrian use in all districts, not just in my neighborhood. However, the Public Works Dept. has jurisdiction over those public roads and so far is not open to working with the community to open Roads in Limbo to public use. Even Botelho Lane in Honoka'a Town, which perfectly fits the description of a short trail already County owned that could serve as a pathway for residents to walk to school, stores, library, etc., has remained locked by private landowners, despite offers of local residents to help maintain the lane if it were opened to public use.

2. Let Us Know Your Thoughts:

Virtual open house participants were asked to vote and share additional comments on a range of topics as summarized below. Topic questions were framed to understand how well participants think the County is addressing each topic. Online participants were able to vote “Yes” or “No” to indicate agreement or disagreement by clicking directly on the virtual posters. For each vote, participants were also able to leave additional comments.

Topic/Questions	Yes	No	Additional Comments
Natural Resources			
1. Do you feel that natural resources are adequately managed and protected?	-	-	
a. Aquifers	0	1	- I don't believe that appropriate consideration has been given to the effects of cutting roadways and adding water impermeable structures to steep terrain which is bisected by natural streams. Whatever topsoil and groundcover that are currently acting as watershed will be at best disrupted and at worst irretrievable damaged. Downslope is Queen K and the section of the Kuakini Highway that was devastated by a washout not long ago.
b. Watersheds	0	1	-Again, if a parcel under consideration for approval for a 450 unit development is bisected by 2 streams that converge downslope on the parcel and, if the developer has already made changes to the natural path of one of these streams in order to improve the saleability of a downslope adjacent lot that had been flooding, wouldn't the Planning Board heed the possibility of serious flooding, washouts, landslides and exclude such a parcel from future development of ANY kind that involved disturbing the mountainside?
c. Streams	0	0	
d. Coastal Waters	0	0	
e. Anchialine Ponds	0	0	
f. Forest and Coastal Ecosystems	0	0	
g. Lava Tubes	0	0	
h. Rare and Endangered Native Species and Habitats	0	0	
2. Does new development occur in harmony with natural systems?	0	1	I don't believe that this development of 450 units would in any way be in harmony with the natural systems involved (watersheds and streams) nor will these buildings be in harmony with adjacent existing developments. Without a doubt, property values of the existing homes will be negatively affected.
3. Is there a good balance of public and private rights in terms of resource	0	1	I cannot see the logic in the County of Hawaii giving 450 units worth of water rights to a developer more than a decade ago while the existing Kona communities have suffered water use restrictions. Isn't that an example of a public utility giving a

Topic/Questions	Yes	No	Additional Comments
			private business rights over the rights of the other private entities that should have equivalent and pre-existing rights to that water? The same question applies to use of roadways as well as a homeowner's right to "peaceful enjoyment" of their home which will be challenged over the threatened decade of development of the 450 units with construction equipment on our roads Monday through Friday, minimally, plus the 900 + vehicles making at least 1 round trip daily. The developer's EA projected "public transportation" would be used by residents of the 450 units but the closest bus route is Alii for local access. How would that work? Has the County plans to provide adequate classroom spaces and teachers for these additional children from 450 units?
Historic & Cultural Resources			
1. Are Kanaka Maoli culture, heritage, and values celebrated, perpetuated, and preserved?	0	0	- 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?	0	0	
3. Is the historic integrity, design character, and sense of place adequately protected as new development	1	1	- The Planning Department has a Cultural Resources Commission (CRC) which is being underutilized. Meetings are frequently cancelled, and agendas are often skimpy. The CRC should be trained and consulted whenever development proposals (including subdivision applications) contain potential cultural/historic concerns. - I've been advised that The Palama la Kona Heritage Preservation Council supports saving these parcels from development, given that they are situated directly makai of the Holualoa Inn and bear several archeological items that are deemed significant and merit further examination. The proximity to the Heritage trail, the Mamalahoa Highway, as well as to the Keauhou Holua, native Hawaiians as well as to all who treasure the history of Hawaii, are appreciative of its direct connection to the Kamehameha lineage.

Topic/Questions	Yes	No	Additional Comments
Public Access & Trails			
1. Is environmental and culturally responsible access provided in the communities of mauka and makai?	1	1	<p>- There are a lot of areas where it's hard to tell what access is permitted. I know a lot of named trails, but I also know many places in Hamakua where there are trails people use, but I honestly have no clue who owns the land and what the rules are. There need to be many more trails where it is clearly stated. I grew up on O'ahu hiking a LOT, and we are really lacking trails compared to there (considering our landmass).</p> <p>- Public accesses to the mountains and ocean are being created via the planning process as provided in Hi. County Code, Chap. 34, the County's Public Access Ordinance. Too often these are "paper trails" created in subdivision approval maps but never implemented on the ground. These paper trails are like the "paper roads" or "Roads in Limbo" that were created in historic subdivisions and never opened to public use. As decades go by, it becomes easy to ignore that any public trail system was ever intended for an area. (A good example of this is in Pu`uanahulu). The access remains on paper when there is no permit that enables the developer to be required to build and develop the trails. Even when trails are actually built, if the County has the responsibility to maintain the trails, which agency in the County has that responsibility? The signage to enable people to know where the accesses are in Pepe`eoko Point subdivision is the County's responsibility (but left undone). The signage to show where the mauka-makai access is in Kona Sea Ranch subdivision is the County's responsibility (but left undone). How does one apply for a night fishing permit to get through the locked access gate at Kohala Waterfront subdivision? These and many other public access issues have remained unaddressed despite many years of requests and complaints.</p>
2. Is an interconnected trail system provided throughout the island?	0	2	<p>- No. Where? Definitely not.</p> <p>- On paper maybe. Definitely not in real life.</p>
a. What connections are lacking?	1	0	<p>- It would be great to have a walking or bike trail up mauka along Queen K from Lako to Makala. Bike lanes on the road are dangerous so it should be 25 feet away.</p>
3. Are historic trail systems/ alignments accessible to the general public?	0	1	<p>Some much better than others. Tend to be more well preserved on the leeward coast.</p>
4. Do trails support a variety of uses (i.e. walking, jogging, hiking, biking, etc..)?	0	0	

Topic/Questions	Yes	No	Additional Comments
Hazards (Tsunami & Volcanic Eruptions, Sea Level Rise, Flooding, Erosion)			
1. Are human life, property, and public facilities adequately protected from natural hazards?	0	0	
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?	0	0	
a. Do you have to evacuate too often from your home due to natural hazard(s)?	0	0	
3. Do you feel that island communities are generally well prepared for emergencies?	0	0	
4. Is development adequately buffered from flood corridors?	0	0	
Scenic Resources			
1. Are areas of scenic beauty adequately protected?	0	1	- No! Who allowed the electric station to be placed directly on the highway in Pepe'ekeo? Also huge commercial greenhouses which are directly on the highway?
2. Are there existing byways and corridors not currently designated as scenic resources that should be?	1	0	- The Hamakua Coast could be a world class scenic drive with just a little work. Public utilities and commercial enterprises would need to be kept off the highway. And trees which block the ocean views would need to be removed, but the results would be amazing because the potential is there.
3. Are public utilities obtrusive within the natural landscape within scenic areas?	0	0	
Land Use - Protected Areas, Open Space, and Preserves			
1. Are the following areas adequately protected?	0	0	
a. Open space outside of, and between, island communities	0	0	
b. Mauka and makai natural and cultural areas and preserves	1	0	- When subdivisions are applied for on lands that have never been developed or only minimally developed, thorough archaeological survey should be required prior to subdivision approval. This means not just a reconnaissance level survey or survey of only the proposed road network. Archaeological survey should be a requirement of the original landowner and not left up to subsequent buyers of lots after subdivision approval.
c. Agricultural land	1	1	- With relaxed regulations over building permit requirements for accessory agricultural buildings, it has become easy to use agricultural land for non-agricultural purposes. Weak enforcement, too few zoning inspectors, ability to refuse entry on to the property suspected of containing violations, etc.

Topic/Questions	Yes	No	Additional Comments
			<p>result in years-long violations with no consequences. Once approved for Additional Farm Dwellings based on a farm plan, who ensures that the farm plan is implemented? What happens to the additional farm dwelling(s) if the farm fails? How can the system ensure that the process of developing additional farm dwellings is not a farce, enabling development of agricultural land for purely residential purposes?</p> <p>- Too many loopholes which result in agricultural lands being used residentially.</p>
d. Forest reserves	0	0	
e. Water areas	0	0	
f. Scenic vistas and views	0	0	
2. Are new public lands being actively acquired in areas of need?	1	0	
3. Is new development a threat to agriculture land?	0	0	
Land Use - Settlement Patterns			
1. Has growth and development occurred in harmony with the system of ahupua'a?	0	1	<p>- Village Design Districts are a good practice, although there are difficulties with enforcement of design standards and developing, staffing, and maintaining a village design commission. Our island has a number of historic villages and towns that residents want to protect. The reasons are cultural and historic but also make economic sense. Unfortunately, without design standards, towns tend to lose their unique character and become a chop suey mix of expedient architecture.</p>
2. Has rural and coastal character been maintained in the areas surrounding development?	0	0	
3. Has sprawl been minimized outside of designated growth centers? How can sprawl be further limited in areas outside of designated growth centers?	0	0	
4. Has infrastructure investment and development encouraged sprawl?	0	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			

Topic/Questions	Yes	No	Additional Comments
1. Are existing Ohanas well maintained?	0	0	
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?	1	0	- There is a significant shortage of housing especially affordable house that falls below 80% and 50% AMI. Puna has several large subdivisions zoned as agricultural but are not viable agricultural lands because of the lack of soil. Let's increase density in these areas while protecting as agricultural areas with deep soil and a history of viable agricultural production.
3. Are there a variety of Ohana types available within the community?	3	0	- Yes, but most are not "allowed" by the county. Please allow for multiple living areas in single family residences. - Development is almost exclusively focused on building single (nuclear) family housing. We need more variety. We need housing to accommodate multi-generational families, large families, and housing that can produce revenue through rental of a portion of that housing unit. - There are good reasons for regulating so-called "Ohana" dwellings to limit the density of neighborhoods that were intended to be for single family dwellings. There are also good reasons for getting rid of Condominium Property Regimes, which were another way to increase the density of lots intended for agricultural use. These are ways to get around the zoning and subdivision codes. I support bringing the zoning and subdivision codes and General Plan into better conformance with the Community Development Plans, which reflect the will of the people living in each district
4. Does infrastructure development currently support Ohana needs?	1	0	- Many subdivisions are congested with on-street parking. This appears to be overflow from residences. More space for parking needs to be required when single family and multi-family dwellings are developed.
Land Use - Industrial Areas			
1. Does industrial development generally occur in areas supported by appropriate infrastructure?	0	0	- 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?	1	0	- Commercial & lower agricultural lands for limited light industrial
3. Conversely, what would an unsuccessful, regional industrial park look like in the Kawaihae harbor?	3	0	

Topic/Questions	Yes	No	Additional Comments
Land Use - Resort Areas			
1. Has resort development traditionally occurred in appropriate areas?	0	7	- 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	- 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	- 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 Pahoa -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	
Transportation			
1. Do State and County roadways work well with existing land uses?	0	0	- Need another way to Hilo from Pahoa
2. Are rural and urban roadways adequately constructed to support traffic volumes?	0	1	- Absolutely not. The traffic between Henry and Kamehameha III in Kona is ridiculous, sometimes waiting through three or more light cycles to get through an intersection. The traffic on Henry between Palani and Kuakini is ridiculous. The roadways in Kona do NOT support traffic volumes.
3. Do existing public transportation systems do a good job of connecting public amenities?	0	2	- Not really, because bus schedule hours are so erratic since they're only really designed to serve the needs of hotel workers. Most other people need to go to work, school, and appointments at other times. Regular (once an hour, etc) bus schedules, as well as bus shelters, could serve the needs of the whole community and help encourage the right types of development. - No. There are only a couple of buses each morning and evening from the rural communities on the west side into Kona. Instead of providing "free" bus rides, there should have been an increase in the bus schedule. I realize it is hard to increase service when ridership is low, but ridership cannot increase when there aren't enough bus times to make it reliable. If the bus ran hourly from Ocean View to Kona, I think

Topic/Questions	Yes	No	Additional Comments
			there would be more riders. Once in Kona, there needs to be better and more reliable bus service around town as well.
4. Are there adequate numbers, and access, to accessible parking spaces?	0	2	- There is one free public parking lot in downtown Kailua Kona to support all businesses and recreation. There are other private free lots for select businesses, and many private paid lots. Absolutely not enough public parking to support the businesses and recreation activities in town. - Parking is always tight in Hilo and almost non-existent in some of the public beach areas.
Utilities			
1. Are existing utilities reliable, efficient, and affordable?	0	1	- I worry about Hu Honua Ola going on-line in Pepe'ekeo due to political maneuvering. Our power costs are already high and they are wanting an even higher rate.
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?	0	0	-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?	0	0	-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?	0	0	
Telecom			
1. Is high speed internet readily accessible?	0	1	- If you have the money.
2. Are cell phone networks accessible and reliable?	0	0	
Energy			
1. Do you consider Hawai'i County to be energy self-sufficient?	0	1	- I'm not sure why anyone would think so! Our largest power plant is still burning fossil fuel.
2. Is energy affordable?	0	1	- Please bring back net metering.
3. What do you consider to be the viable, renewable energy options for your community?	2	0	- More solar, whether it's in large farms or made cheaper on rooftops. How about pumped storage hydro? We got plenty mountains... and plenty ocean water.

Topic/Questions	Yes	No	Additional Comments
			- I would like to see us work to develop more energy micro grids. We need to aggressively incentivize home solar and wind energy generation. Rooftop solar is currently limited, to a great extent, by the utility company. Home energy generation within micro grids could reduce the dependence on imported fossil fuels, reduce home utility costs, and potentially be a revenue stream for homeowners.
Facilities - General			
1. Do you consider existing, public facilities to be accessible, sustainably built, and well maintained?	0	0	
Solid Waste			
1. Is there adequate access to recycling facilities and programs?	0	0	
2. How could recycling be further incentivized?	0	0	
3. Are transfer stations conveniently located within proximity of where you live?	0	0	-Yes, transfer stations are conveniently located, but services have been reduced and need to be brought back. Greenwaste is only accepted 3 days a week at Kealakehe and during shortened hours. Can this please be reopened to the same days/times as the transfer station?
Recreation			
1. Are recreational opportunities available for residents and visitors of all ages and abilities?	0	0	
2. Are rural areas adequately served by recreational facilities?	0	1	-No, and a case in point is the pool in Laupahoehoe. There are many elderly there who use the pool. Even before the pandemic, water aerobics had become hard to access and since the pandemic has become non-existent with greatly reduced hours for all water activities. And while I love Elderly Services and the wonderful activities they provide, the waiting list for certain classes is very long and getting into desired classes can be very competitive. They're doing a great job, give them more money so they expand out into the rural areas.
3. Are there specific amenities lacking within recreational areas?	1	0	-Nice bathrooms? The first thing I noticed about Hawaii was the third world condition of their bathrooms in beach parks and camping areas.
Police			
1. Are you adequately served by police services?	0	1	-We have far too few police officers in the district of Ka'u
Fire			
1. Are you adequately served by emergency fire services?	0	0	
Health			

Topic/Questions	Yes	No	Additional Comments
1. Are you adequately served by healthcare providers and services?	1	2	-I think health care needs to be one of the top priorities on this island. -Absolutely not. We definitely do not have enough doctors to support the needs of the community. We wait MONTHS for an appointment.
Education			
1. Do public schools serve community needs?	0	0	
2. Do you consider public schools to be high quality?	0	0	
a. What could be done to increase their quality?	0	0	
Economic Development			
1. Do you consider the local economy to be diverse, stable, and sustainable?	0	1	-We weren't sustainable, stable and diverse before the pandemic and have gone downhill since then. With more pandemics likely on the way, climate change and an energy crisis it becomes more obvious that we need to work on self-sustainability goals. As the world becomes more unstable, we need to up our game.
2. Are there economic opportunities that have not been capitalized upon?	0	0	
3. Does economic development generally occur in harmony with local ecology,	1	0	-Last I checked, our County's regulations regarding the raising of honey bees were significantly more restrictive than O'ahu's and those of other more urbanized areas. It would be good to review and compare beekeeping ordinances that have proven themselves and are based on science.

3. Which Objectives Are Most Important to You?

Virtual Open house participants were able to vote for their six most important objectives online. They were also able to submit additional comments along with their votes.

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. 	12	

Objectives	Votes	Additional Comments
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. 	7	
Public Access & Trails		
<ul style="list-style-type: none"> Appropriate and responsible access to cultural and natural sites. 	3	- Protect public access to the shoreline fishing areas and mauka hunting areas and ensure that these accesses are maintained
Hazards (Tsunami & Volcanic Eruptions, Sea Level Rise, Flooding, Erosion)		
<ul style="list-style-type: none"> Protect what makes Hawaii Island so beautiful. 	4	
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 	17	
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 	17	- I am closing in on 80 years old. I have a 4-acre parcel on AG20. I want to be able to age in-place.
Facilities		
<ul style="list-style-type: none"> Develop sustainable, accessible public facilities. 	3	- 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. 	15	<p>-Fix the existing loopholes in the current Chapter 25. For example, the outdated Ohana rules that are often exploited to set up mini hotels on properties, as opposed to helping Ohana move on property. Get tough on AirBnB activity in residential areas.</p> <p>-Most important: Start enforcing rather than just writing new laws and ordinances. Thousands of entire houses have been re-purposed by people who often live out of state to run AirBnB businesses in RS- and Ag-Zoned areas of our isle. Many of those even after Bill 108 was passed to regulate.</p>
Capital Improvements		
<ul style="list-style-type: none"> Establish programmed capital investments that ensure safe and adequate infrastructure. 	9	<p>- DO NOT ALLOW NEW DEVELOPMENT UNTIL INFRASTRUCTURE IS UPDATED AND IN PLACE. THERE SHOULD BE MORATORIUMS AGAINST NEW DEVELOPMENT IN AREAS OF HIGH CONGESTION. ROADS MUST BE BUILT FIRST, EVEN IF DEVELOPERS MUST WAIT TO BUILD. LET THE DEVELOPERS PAY FOR THE ROADS.</p> <p>-#6 would be delaying developments until infrastructure is in place to meet increased traffic on already unsafe and overwhelmed roadways and intersections.</p> <p>-Infrastructure to support the overwhelming traffic is desperately needed in Kailua Kona.</p>
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. 	6	<p>- Also, please tell me if "Provide adequate, safe, and cost-effective utility services" addresses consideration for the water supply demands for the existing developments before final approvals are given future--project developers.</p> <p>-Update or eliminate the concurrency law for properties that have a well or catchment in North Kohala.</p>
Transportation		
<ul style="list-style-type: none"> Develop a multi-modal transportation network that meets the mobility needs of all residents. 	9	
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. 	13	
Recreation		

Objectives	Votes	Additional Comments
<ul style="list-style-type: none"> Establish recreation facilities and programs that meet the needs of all citizens. 	3	

4. Characteristics of Use

Virtual Open house participants were able to vote on the Characteristics of Use posters by clicking directly on the item they wanted to support. For each vote, participants were also able to leave additional comments.

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	
2. Requiring developers to provide common/environmental open spaces, recreational areas, or neighborhood parks for new subdivisions.	4	<p>-Kona needs a lot more tree canopy and shade to combat heat island effects as heat index climbs with climate change. Tree canopy cover also helps capture extreme rainfall and recharges fresh water aquifers. More permeable surface treatments are also needed to prevent erosion and flooding.</p> <p>-Requiring public access to shoreline and mauna areas and transparency with public as well as ability of County to better enforce these regulations.</p> <p>-Critical. There should be some criteria to install a local neighborhood park: more than X homes; walkable to the park; should not be built last - if a project is phased, the park should be built so that current residents can use it AND that the park will be built.</p>
3. Landscaping requirements for businesses to better buffer and protect property values and visually separate businesses from residents.	3	<p>-Please include green infrastructure to soften the visual blight of industrial complexes. For example, the visual blight of the Kona Industrial Center as seen from Kaloko Honokohau National Historical Park.</p> <p>-Indigenous and Native plants should be a priority.</p>
4. Permitted uses other than traditional residential.	2	<p>-Small businesses that fit well into a residence-style building should be allowed in residential areas. For example, the types of businesses that we see around the edges of downtown Hilo: offices for professionals (doctors, lawyers, accountant, etc.), small storefronts, etc.</p> <p>-(response to above) I disagree. Business uses don't fit in the more traditional neighborhoods here. Even larger cities have a tough time with mixed uses on the ground floor and residential above. I don't see this becoming codified.</p> <p>-Although some legal unhosted STVRs were allowed into neighborhoods, their permits should be revoked to allow more housing to become available to locals and to preserve the livability of our neighborhoods. Hosted</p>

Characteristics	Votes	Additional Comments
		STVRS are fine. Can we get this on a ballot in the next election?
5. Landscaping requirements for an individual property.	1	-I am not keen on the word requirement. Given the important role that trees and vegetation can play in lessening some of the effects of global climate change, let's create financial incentives or actual opportunities for revenue generation by homeowners through actions such as reducing lawns, tree cultivation, creating and maintaining native species habitat, food production, etc. (Let's not just rely on tax breaks to incentive action, let's find ways to actually pay people for being part of the solution.)
6. Landscaping requirements for the subdivision to improve the aesthetic appearance of the larger development or community.	1	-Yes please!
7. The size of residential lots which can influence the density of the neighborhood.	2	-Large lots lead to lots of streets, longer water lines, more vehicle trips, less effective public transportation, loss of open space, cultural resources, etc. We need higher density around activity nodes and connectivity to other nodes within the larger community -We are going to need to increase density. However we should avoid car dependent sprawl. Small commercial areas could be built into the plans for more dense neighborhoods to allow for create more walkability and reduce the need to jump in the car every time you need some milk or want to get something to eat or drink. There are existent models for this in other cities both within the US and beyond.
8. Increase connectivity, walkability, and bike-ability to other districts where people live, work, shop, and play.	4	-It would be so nice to have a bike path up mauka from Queen K that runs parallel all through Kona. Bike lanes are too dangerous so it should be far away from the road. -Non-automobile connectivity between activity nodes in the community is essential for creating a sense of place and a "sense of pace" that reflect core values of our local culture. To the extent possible such corridors should be parkways, promenades, cultural experiences or other special places themselves. -Very many neighborhoods on this island need safe sidewalks. Even in the central part of Waimea, where many people go back and forth on foot ALONG A HIGHWAY, there is almost zero sidewalk. People are afraid to let their kids walk even a few short blocks. -Safe and convenient paths for walkers and cyclists from any new development to nearby shopping should be required. We should provide the same level of infrastructure for people without cars and people with cars.

Characteristics	Votes	Additional Comments
9. Multi-modal bike and pedestrian trails, paths, and greenways between commercial, residential, and mixed-used areas.	5	<p>-Extremely hard and often dangerous to walk or bike in Kona</p> <p>-Many trips people make are just a few miles long, making it easy for able-bodied people to complete those trips on foot or by bike when the weather is good. One reason many people use cars in those situations is because the street design makes them feel unsafe walking or bicycling. New developments should be designed to make non-car transport as safe as car transport.</p> <p>-Even in a town as small and theoretically walkable as Honokaa, most people drive everywhere because it is often super dangerous to walk. Serious lack of sidewalks, even on the street bisecting the school. It's a deadly undertaking to walk to the hospital, or to the park from that side of town. New development on Lehua also needs sidewalk to be reasonable. Need to encourage cycling for short trips, islandwide. Much more education for drivers about how to share the road with bikes. Need "share the road" signage on Hamakua coast.</p>
10. Increased public transit infrastructure between commercial, residential, and mixed-use areas.	3	<p>-Items 8,9 and 10 are tightly linked and highly inter-related. If development is focused around activity nodes in the community, then public transit can become more efficient, as it can focus on conveying people from one node (think neighborhood center) to the next, not stopping to pick up single individuals every 1/8 mile.</p> <p>-Need a more regular bus schedule, one that is not only tailored for resort workers. A commuter bus between Honokaa and Waimea would be amazing, and could get a lot of cars off the road. Many people go back and forth between the two daily, if not multiple times.</p> <p>-Yes, but since all we have is bus service, this isn't realistic! I love the idea, but there isn't the density to demand it or anything like light rail or commuter rail. I'd like to see all references to Transit Villages removed from the KCDP.</p>
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.	1	-Materials and Designs should encourage less energy use, less water use, sustainable materials that can be sourced locally.
2. Landscaping requirements to improve the aesthetic appearance of the developments entrance, signage, and street trees.	0	
3. Landscaping requirements for businesses to better buffer and protect property values and visually separate businesses from residents.	3	-With the myriad of impacts from climate change such as extreme heat, extreme rainfall, drought, etc., zoning requirements for green infrastructure need to improve. For example, requiring more tree canopy, use of bioswales, rain gardens, permeable surfaces, etc., that all help to combat the adverse impacts of climate

Characteristics	Votes	Additional Comments
		change. There is way too much concrete and asphalt in Kona. -Again Native and Indigenous plants should be required and potentially food producing plants to fee community
4. Permitted uses other than residential.	2	-Access by proximity. Businesses thrive when there are patrons coming into contact with the business. People develop loyalty to "their" local businesses. There is far less demand upon transit infrastructure if services are located close to home. -Multistory residential buildings should always have the option to host businesses on the ground floor, especially businesses that primarily operate during the day on weekdays when many residents aren't using their parking spaces. Allowing businesses in higher-density residential areas allows residence to stay nearer to home for more trips, saving them time and reducing the amount of time they spend driving (to their own benefit and to the benefit of everyone else who wants to use the road).
5. Public or semi-public open space amenities such as play structures, sports courts, pool, clubhouse, etc.	3	-These elements are critical for creating a sense of place and accommodating the needs of people living in a community. -It's important for the life of a town to maintain and safeguard free public spaces, where communities can gather (without having to buy something).
6. The size of the property which can influence the size and density of the structure and neighborhood.	1	-It is important to have a stated intention for what a neighborhood is to become over time. That way, development on any given parcel can help drive the place toward that intended use. The community determines that use and character. Developers are then rewarded for building what the community wishes to achieve. Just because a developer might be able to secure a large piece of land, it doesn't mean that it should necessarily be developed intensively. A community plan must guide where and how the growth is to be directed.
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.	3	-Ag land should be used for agricultural purposes, not for vacation rentals. The zoning needs to be tightened significantly in this respect.
3. Development restrictions (i.e. building setbacks, heights, etc.)	2	-Absolutely preservation of ag land but allow for innovation -Absolutely! And the "family ag" needs to demonstrate that growing occurs, and it's just a ranchette. Don't take ag land out of production.

Characteristics	Votes	Additional Comments
		-Setbacks along the shoreline need to account for sea level rise and include pedestrian and vehicular easements for fishing and other traditional activities.
4. Permitted uses other than residential and agriculture.	1	-Yes especially allowing for Traditional Native Hawaiian uses such as traditional hale with stream lined permitting even within special management areas.
5. Landscaping requirements for an individual property.	0	
6. The size of building site area which can influence the density.	0	
7. The affordability of the housing.	1	-We need more affordable housing built and taxpayers can pay for it if needed
8. The availability of bicycle and pedestrian amenities such as bike parking, wide multi-use trails, etc.	0	
9. The regulation of secondary farm and ohana dwellings.	3	-Less regulation is needed here as this could be a very effective way to increase both affordable housing while providing much needed labor in agriculture. We need both affordable housing and to grow more food on Hawaii Island. These particular zoning requirements seem to hinder both.
10. The regulation of accessory structures (barns, sheds, etc.)	0	
11. Roadway standards (width, striping, signage, etc.)	2	-I'm not sure where to put this suggestion, but I am embarrassed about how much trash there is along our roads. We should show more respect for the land and have trash pickup campaigns along the roadside, either using paid employees or volunteers. The highway from Kona to Waimea is bad as well as Palani above Henry (just to name a few). The Queen K from the airport to Haw'i is also bad. Some of these spots are sponsored by local companies. We need to contact them and have them address the trash on the road they are sponsoring. -Since Kona and outlying areas have no streetlights, can we install reflectors on all main highways around us? Its very dark and might lessen the number of accidents. We have some in Kona but we should increase them.
12. Additional agriculture land to protect and buffer natural resources from other development zones.	0	
Agricultural (A) and Intensive Agricultural (IA) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of agricultural land.	0	
2. Preservation of agriculture land.	2	-Absolutely! Ag land needs to be preserved and in production so there's the option to reduce shipping of fruits and veggies from the mainland.
3. Development restrictions (i.e. building setbacks, heights, etc.)	0	

Characteristics	Votes	Additional Comments
4. Permitted uses other than limited residential and agriculture.	1	-Ag land should never be allowed to be used for STVR's. We need food sustainability on this island, we do not need wealthy people from out of state buying up ag land and then not using it to produce food.
5. Land stewardship requirements.	2	-I'm interested. but don't know the goal of this is. Please elaborate.
6. The size of building site area which can influence the density.	0	
7. Buffers to adjacent development.	1	-How about a "right to farm" ordinance? Residential shouldn't creep into ag lands.
8. The regulation of secondary farm and ohana dwellings.	3	-Although some legal unhosted STVRs were allowed into neighborhoods, their permits should be revoked to allow more housing to become available to locals and to preserve the livability of our neighborhoods. Hosted STVRs are fine. Can we get this on a ballot in the next election? -If the land is zoned for ag purposes, the only allowable dwellings should be to house people dedicated to working that land - owners, employees, seasonal workers, etc. NO STVR's should be allowed. That takes land out of production for food.
9. The regulation of accessory structures (barns, sheds, pools etc.)	0	
10. Roadway standards (width, striping, signage, etc.)	0	
Resort-Hotel (V) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of development.	0	
2. Landscaping requirements to improve the aesthetic appearance of the developments entrance, signage, and street trees.	0	
3. Landscaping requirements for resorts and hotels to better buffer and visually separate from businesses and residents.	0	
4. Permitted uses associated with resort-hotel development.	2	-This area is where all unhosted STVRs should be located. Not only would this provide more houses to be available for the local community but it would preserve the character of our neighborhoods. We live here because we want to be around others who live here, no one wants a revolving door of new neighbors every week. -non-hosted STVR's should be restricted to zones that are approved for this purpose and illegal STVR's should be closed down so that those units can be used to house residents that are in desperate need of a place to rent/buy.

Characteristics	Votes	Additional Comments
5. Public or semi-public open space amenities such as play structures, sports courts, pool, clubhouse, etc.	1	-The resorts need to give back to the locals for limiting our access to our beaches. More public parking needs to be available and access should not be intimidating.
6. The size of the property which can influence the size and density of the structure and surrounding development.	2	-What is meant here? The language is cryptic. I'd appreciate more information about what is intended with this language.
7. Environmentally and socially sensitive development to limit impacts to local ecology and culture.	6	-Too many hotels and resorts severely limit access to public beaches or other natural areas. -Yep. That really shouldn't be allowed. Good luck going to the beach at Mauna Kea hotel any more... unless you walk the coastal trail. Or you're driving a really nice car. -Yes, and if we truly want to preserve our natural beauty and cultural heritage, we do not need more resorts & STVR's - we need to limit the number of tourists who come here and focus on improving the quality of life for island residents. -1000 ft setback for all new resort developments from the shoreline. We have new developments being approved that will be underwater in 50 years. -Yes, this is reasonable, considering sea level rise -I think the ship has sailed on this one. Is there any resort development that's environmentally friendly? Cars, commercial uses, destruction of land, artifacts. All of these are negative impacts that are created by such an intense use as a resort.
Neighborhood Commercial (CN), General Commercial (CG), and Village Commercial (CV) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of development.	2	-We have GOT to find a way to persuade building owners on Ali'i to upgrade the physical appearance of their properties. Downtown looks worn down and in need of at least a little bit of paint, new roofing, and lighting. Just a simple update would go a long way! We need to make Ali'i something to be proud of without making it too too nice. Otherwise, costs will increase and we look too commercial. But just an update would be great
2. Landscaping requirements to improve the aesthetic appearance of the development and to separate businesses from residents.	1	-I agree with all of the language of this section. Nice job! -Improved green infrastructure requirements to lessen the impacts of climate change.
3. Building sizes and setbacks, and lot and yard sizes.	2	-It's unclear to me why there is any need for zoning regulations about setbacks. Many buildings in downtown Hilo and Kona directly abut the street, which I find both attractive and convenient when I'm walking.
4. Sign requirements which manage the size and quality of signage for the business.	2	-Please don't require a minimum size for signs (a maximum size is fine). Some businesses don't require huge signs and they should be allowed to use smaller signs (or no sign at all).
5. The orientation of the building. This could influence parking locations, the business's entrance locations, etc.	0	
6. Providing adequate parking facilities and the design of the parking lot.	2	-Let's do away with, or not add, any parking minimums in the code. Let those building, buying, and renting

Characteristics	Votes	Additional Comments
		decide how much parking they think is appropriate for their location. If a business owner builds insufficient parking, they'll make less money. But if the county requires they build too much parking, then we have giant empty parking lots that make the island less attractive and walkable. -The photo you used above of the "First Bank of Hilo" building in Honokaa is a PRIME example of a common problem. Parking takes precedence over pedestrians, almost always. Since there's no sidewalk there, and cars are allowed to park parallel to the street, it's next to impossible to safely walk past this building. Big trucks park there, sticking out into the road, and pedestrians are in danger. We need to start putting PEOPLE before CARS, and be serious about it.
7. The screening of storage, loading, and mechanical areas.	2	
8. The ease of accessing and navigating the business's parking areas.	1	-How about the "ease of accessing" the business itself? Parking is important, but when the parking is taking up all the space, there's less room for people to gather and be potential customers. How about some pedestrian districts on the island? The Kona Pier area seems ideal. Parking there is next to impossible anyway.
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	-Agree with this section too. Good ideas.
2. Landscaping requirements to improve the aesthetic appearance of the developments entrance, signage, and street trees.	0	
3. Landscaping requirements for the business to better buffer and protect property values and visually separate businesses from residents.	2	-Include landscaping to buffer the visual blight they create to adjacent natural public areas.
4. Permitted uses within the property.	0	
5. Sign requirements which manage the size and quality of signage for the business.	0	
6. The orientation of the building. This could influence parking locations, the business's entrance locations, etc.	0	
7. Providing adequate parking facilities and the design of the parking lot.	1	-Let's do away with, or not add, any parking minimums in the code. Let those building, buying, and renting decide how much parking they think is appropriate for their location. If a business owner builds insufficient parking, they'll make less money. But if the county requires they build too much parking, then we have giant empty parking lots that make the island less attractive and walkable. -(response to above) I disagree. Parking is always needed, and we're all now learning about how the

Characteristics	Votes	Additional Comments
		change in free to paid parking will work. The County should lead in this area, and create a public parking area, and not let privately owned parking lots dictate what residents and tourists must pay for this feature. Street parking can't accommodate all of us now. Not requiring parking is a bad idea.
8. Adequately managing stormwater drainage within the site to mitigate any impacts on adjacent or nearby properties.	1	
9. Managing nuisances produced by the industrial development preventing it from impacting adjacent or nearby properties.	1	
Open (O) Districts		
1. Material restrictions or architectural standards to improve the aesthetic appearance of open districts.	0	
2. General landscaping requirements	1	-Use of native or noninvasive landscaping, used to combat impacts of climate change.
3. Permitted uses surrounding the open district.	0	
4. The effect of surrounding development on open districts.	0	
5. Public access.	3	-We could really benefit from more publicly accessible hiking areas on the island.
6. Permitted uses within the open district.	0	
7. The availability of park-style amenities (shelters, picnic areas, playgrounds, etc.)	2	-It would be great to have more trash cans in our parks, especially recycling bins. In particular, Old A beach. Also, we need to make compostable products more widely available on the island and possibly ban plastic water bottles.
8. The availability of bicycle and pedestrian amenities such as bike parking, wide multi-use trails, etc.	2	-More passive recreation open spaces are needed where people can walk, hike and bike in nature.
9. Protection of natural resources and ecosystems.	4	-Our natural areas and ecosystems are unique in the world with high endemism, but many are also threatened or endangered. These need to be restored and preserved. -Extremely crucial if we want to survive.
10. Protection of historic and cultural resources.	4	-The history and culture of Hawaii is extremely important to protect and preserve. -Also of utmost importance.
Ohana Dwellings		
1. Material restrictions or architectural standards to improve the aesthetic appearance of the ohana dwelling.	1	-This is important as these ohanas should last 50-100 years. It should look good, and match the house or neighborhood.
2. Permissible areas for construction of ohana dwelling units.	3	-All areas zoned for residential use should be allowed to contain accessory dwelling units. -Perhaps the easiest and fastest way to add affordable housing on the island. Many state have ADU laws and regs and Hawaii needs to catch up quickly.

Characteristics	Votes	Additional Comments
3. Ohana dwelling construction restrictions (height, size, site area)	2	-Stvrs should not be allowed to have pools. They increase the noise nuisance to surrounding neighbors and something has to be done.
4. Access to utility infrastructure.	0	
5. Parking requirements.	1	-Parking could be allowed in the driveway if there's room. Also, on-street parking could be allowed so long as there is space on the street.
6. Landscaping requirements surrounding the dwelling.	0	
7. Permitted uses for ohana dwelling units.	2	-Permitted uses in neighborhoods should hosted only. No unhosted stvrs
8. Adequate fire protection.	0	
9. Access to street and roadway networks.	0	
10. The process for permitting an ohana dwelling.	2	-Although some legal unhosted STVRs were allowed into neighborhoods, their permits should be revoked to allow more housing to become available to locals and to preserve the livability of our neighborhoods. Hosted STVRS are fine. Can we get this on a ballot in the next election?
11. Enforcing code requirements.	2	-What is meant by "Code Enforcement"? There isn't any now on the island. If a new division, with staff, is established, I'm for it. This should be for Planning and Building requirements; this CE staff should be able to work with the Fire Department as these issues are critical as well. -There are way too many stvrs in neighborhoods so its ruining our aloha. Can we remove unhosted stvrs that exist outside the hotel areas? There is currently very little enforcement when stvr owners dont enforce the quiet hours with tourists. The next door neighbor is forced into enforcing it every week forever and ever because the owner isn't responding. Some of this has been going on for years with multiple complaint forms being filled out and police reports filed on a single stvr. But still they have their permit! Neighbors are at a breaking point and ready to be so not Aloha about it, which will drive tourists away.
12. Impact on adjacent development.	1	

5. General Comments:

Virtual Open house participants were invited to provide additional input through a general form at the bottom of the virtual open house page.

Additional Comments (1)

- As an island, we should put our kama'aina first, ensuring they (we) have the highest quality of life possible and we should aim to be self-sustaining in as many ways as possible. Our infrastructure on Big Island needs significant improvement. County parks and recreation areas and libraries and public spaces should be a high priority. Our building permits should be based on geographical conditions here - not on conditions on the mainland. New ideas for multi-family zoning must be considered. It is time to retire the principles of ahupua'a in zoning decisions; that was a different time and is no longer practical. We must budget for enough staff for the permitting process, among other things. We must find ways to increase our tax base or county revenue to meet our needs on this sparsely populated big island. Look to federal sources for funding; they owe the state and this county for hosting their military operations.