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PRELIMINARY  
WORKING  
DRAFT  
REVISION  
SUMMARY  
DOCUMENT

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Based on the September  
26th 2015 Hāmākua CDP  
Steering Committee  
Draft Review Workshop

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Hāmākua CDP Draft Document

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# REVISION SUMMARY: PRELIMINARY WORKING DRAFT

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## How to Navigate this Document

This document is based on the revisions affirmed during the September 26<sup>th</sup>, October 10<sup>th</sup>, and November 21<sup>st</sup> sessions of the Steering Committee Review of the Preliminary Working Draft. For further explanations of the revisions in this document, please see the Reference Material document provided at the November 21<sup>st</sup> Workshop, and the Workshop meeting minutes. **Bold** text signifies new language revisions; Deletions are ~~struck out~~;

## Section 3: Preferred Land Use & Settlement Patterns

**Policy 2** *New urban development shall be located away from coastal areas and the Special Management Area ~~whenever feasible~~. This is reflected in the location of “Low Density Urban” (LDU) areas on the official Land Use Policy Map.*

**Policy 4** *In order to preserve larger lot agricultural lands for productive agricultural use, allow rural development on lands near urban areas where an intermediate land use between residential and productive agricultural areas is consistent with the surrounding uses and rural character. This is reflected in the location of “Rural” (R) areas on the official Land Use Policy Map, which is intended to facilitate changes of zone to either the “Residential and Agricultural District” (RA) **or the “Family Agricultural District” (FA)**. ~~with a corresponding maximum density of 1 dwelling unit per ½ acre.~~ **The maximum zoning density for the Rural designation in the Planning Area shall be 1 unit per 1 acre.***

### New Policy

***Amend Chapter 25 Zoning Code and Chapter 23 Subdivision Code to establish Clustered Rural Subdivision Planned Unit Developments.***

The intent of the guidelines is to minimize grading, preserve the natural appearance of the land to the maximum extent possible, ensure agriculture use in the State Land Use Agricultural District, and create a rural setting for residences. The adoption of the new program will encourage clustering of development on agricultural lands in exchange for the perpetual protection of contiguous blocks of lands for crop production. The program will also provide an opportunity to create affordable housing in rural areas. Towards this end, the guidelines could specify:

- Specific areas, or types of areas, appropriate for Clustered Rural Subdivisions;
- Minimum lot sizes;
- Natural and cultural resources meriting protection and associated buffer areas, as applicable;
- Minimum standards for roads and wastewater disposal;
- Legal tools for permanent protection, maintenance of open space, and/or agricultural lands;
- Connections to the open spaces of surrounding areas;
- Connections to adjacent or nearest urban areas;

Clustered Rural Subdivision Planned Unit Developments could base some criteria on applicable sections of Attachment C, CLUSTERED RURAL SUBDIVISION GUIDELINES from Mapping Kona’s Future, Kona CDP, Vol. 1, September 2008 ([http://www.hawaii-county-cdp.info/north-and-south-kona-cdp/cdp-final-drafts/Final%20KCDP\\_Sept%202008\\_text.pdf/view](http://www.hawaii-county-cdp.info/north-and-south-kona-cdp/cdp-final-drafts/Final%20KCDP_Sept%202008_text.pdf/view) )

### New Policy

***In new, previously zoned Residential subdivisions in coastal areas, subdivisions shall be encouraged to develop as Cluster Plan Developments (C.P.D.) as per HCC Section 25-6-20, or Clustered Rural Subdivisions.***

Explore possible incentives for Cluster Plan Developments and Clustered Rural Subdivisions in coastal areas that leave natural, open space buffer areas along the shoreline (incentives could include expedited planning review, density bonuses, etc.)

**Policy 6:** *Until the General Plan identifies appropriate areas for Industrial development to occur in the Hāmākua Planning Area, industrial uses may be permitted outside LUPAG Industrial designated areas through the following regulatory review processes:*

- *Change of Zone: If the subject property is located in State Land Use Urban district, a change of zone request to the appropriate industrial zoning should be considered; the change of zone process would be the appropriate review mechanism to evaluate the specific parameters of the proposal;*

- *Special Use: If the subject property is located in the State Land Use Agricultural or Rural District, and the project type is consistent with a permitted use of either limited-industrial (ML) or commercial-industrial zoning (MCX), the special use permit process would be the appropriate review mechanism to evaluate the specific parameters of the proposal and set any mitigating conditions.*

*Any requests for Industrial uses ~~should~~ shall be carefully evaluated for potential impacts and consistency with the General Plan and Hāmākua CDP Policies and Objectives. Of particular note is the existing General Plan Policy 14.4.3 (e): Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure.*

## New Policy

***To ensure the preservation of historic and cultural village character, work with interested communities in providing technical support to develop Village Revitalization Plans.***

These Village Revitalization Plans could include a mix of the following types of tools:

- *Special District Regulations or form-based codes that require appropriately-scaled development rather than requiring individual variances;*
- *Architectural design guidelines;*
- *Designate areas of protection for pastoral, mountain, or coastal viewsheds within zoning schemes;*
- *Assess and protect critical natural areas as buffers;*
- *Plan for open space preservation (such as with community-scale green infrastructure);*
- *Incentives for Cluster Plan Developments, Planned Unit Developments, and Rural Cluster Subdivisions;*
  - *Incentives could include expedited planning review, density bonuses, etc.;*
- *Economic Revitalization strategies*
  - *Business Improvement Districts, etc.*

To encourage compact, village-style development within Urban Areas, for undeveloped areas already zoned residential, the intent is to encourage a more creative mix of uses and density by clustering to create open spaces and pedestrian-oriented streetscapes.

Revised **Community Action 46** and relocation to **Section 3**

**Develop ~~town revitalization~~ Village Revitalization Plans** focused on developing guidelines for preserving historic and cultural character, infrastructure improvements, developing affordable housing, and promoting economic revitalization.

## Section 4: Protect & Enhance Natural & Cultural Resources

### 4.1 Expand the System of Preserves

#### Kōkua Action 2

*Continue to pursue acquisition **or cooperative management** of the six parcels identified in the Hakalau Forest National Wildlife Refuge Land Protection Plan and Environmental Assessment.*

- Provide link to Environmental Assessment (EA) for Hakalau: [Hakalau Forest National Wildlife Refuge-Land Protection Plan and Environmental Assessment](http://www.fws.gov/uploadedFiles/Region_1/NWRS/Zone_1/Big_Island_Complex/Hakalau_Forest/PDFs/Hakalau%20Forest%20NWR%20Final%20LPP-EA.pdf)  
[http://www.fws.gov/uploadedFiles/Region\\_1/NWRS/Zone\\_1/Big\\_Island\\_Complex/Hakalau\\_Forest/PDFs/Hakalau%20Forest%20NWR%20Final%20LPP-EA.pdf](http://www.fws.gov/uploadedFiles/Region_1/NWRS/Zone_1/Big_Island_Complex/Hakalau_Forest/PDFs/Hakalau%20Forest%20NWR%20Final%20LPP-EA.pdf)

TMK's for proposed expansion:

Koa Forest Property: 328001002 (mauka Pepe'ekeo, Hilo Reserve Conservation) 327001001 (adjacent property between Pepe'ekeo and Pāpa'ikou, partial forest reserve)

Maulua Gulch: 334002004 / 337001011 (Maulua Gulch to the ocean/and adjacent property)

Kūka'iau Ranch: 342008008 & 342008021 (very mauka Pa'auilo)

## 4.2 Protect Coastal Resources

**Policy 17** *Develop objective guidelines for determining and defining the "top of cliff". (HRS 205A-1, and HAR Section 13-222-2, Planning Department Rule 11.)*

- *Add references to "top of cliff" to Criteria for Shoreline Setback Variances in Planning Commission Rule 8.*
- **The County of Hawai'i's current working definition of "top of cliff" is as follows:**

The "top of the pali" (top edge of the sea cliff) is defined to be the highest elevation along the seaward boundary of a property where the relative change in the slope of the terrain towards the sea is in excess of twice the general slope towards the sea of the terrain along this highest elevation and that the terrain: (1) has a general slope seaward of not more than 10%; (2) is reasonably safe for pedestrian access to and along its length; and (3) does not show evidence of being periodically exposed to natural elements, including but not limited to, high surf, wind and rain, to the extent that the ground is essentially devoid of naturally occurring vegetation.

**Policy 14** *Development in the SMA, including subdivision, shall only be approved if it is first found that it will not have any substantial adverse environmental or ecological effect. (HRS 205A-22(3) & 205A-26(2)(A))*

**Policy 19** *To further protect coastal resources in the Special Management Area, review SMA boundaries in the Hāmākua Planning Area and initiate appropriate amendments;*

- *Consider proximity to coastal morphology;*
- *Consider including within the SMA boundaries appropriate near-shore riparian corridors;*

### Community Action 3

*Support the organization of a community-based hui for ~~Laupāhoehoe~~ the fisher people of the Hāmākua Coast.*

## 4.3 Protect Agricultural Lands & Open Space

**Policy 21** *When considering applications to consolidate and resubdivide pre-existing lots of record, the Director of Planning shall endeavor to keep the lot sizes consistent with the minimum zoned lot size ~~as of the existing zoning~~, and only permit lots less than one acre in the State Land Use Agriculture District and the County of Hawai'i Agricultural District if the applicant clearly demonstrates that an unreasonable economic hardship cannot otherwise be prevented or land utilization is improved relative to the objectives and policies of the CDP. (HRS 205-5(b); (GP 14.2.3(s)).*

**Policy 23** *Educate landowners interested in subdividing **agricultural lands on the option to subdivide** as a farm q subdivision for agricultural leases pursuant to Hawai'i County Code Section 23-112.*

**Policy 26** ~~Consider revisions to~~ **Revise** Planning Commission Rule 6, and/or to the Special Permit Application form (for Special Permits in the Agricultural District) to include clarity on the potential impacts to be evaluated in the application process and to clearly articulate the types of mitigating conditions that may be required. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8).

**Policy 29** ~~Conduct a feasibility study for a County-wide Transfer of Development Rights (TDR) and/or Save Land for the Future (SLF) program to ensure the protection of important agricultural lands.~~ If feasible, adopt any necessary enabling County legislation. (HRS Section 514B-136)

#### Community Action 4

*Educate landowners about agriculture, ranch, and forestry land preservation programs and encourage participation in these programs.*

#### Community Action 5

As listed in Section 4.4.6, CA5 should cite CA4 (“See CA 4. Encourage the use of agriculture, ranch, and forestry land preservation programs.”).

### 4.4 Protect Mauka Forest

**Policy 30** *To reinforce existing protections, the official Hāmākua CDP Land Use Policy Map designates the mauka regions and forests in Hāmākua to be Conservation, and directs mauka areas to remain primarily as open space to be preserved, protected, and connected to the region’s rich network of natural and cultural resources. Development and construction in mauka “Conservation” areas shall be minimized and, when necessary, limited to recreation, research, and education facilities unless otherwise permitted by law.*

### 4.5 Preserve Scenic Areas & Viewsheds

**Policy 34** *Develop and establish viewshed regulations to preserve and to protect from obstruction scenic resources, vistas, viewsheds, open space, prominent landscapes, and areas of natural beauty identified in the General Plan.*

- *Conduct a scenic resources inventory and map for the Hāmākua Planning Area*
- *Develop a corridor management plan to direct viewshed protections along roadways*
  - *Consider structural setbacks from major thoroughfares and highways to protect viewshed*

#### New Community Action

*Educate residents on scenic viewshed importance and alternatives to tall, vegetative wind-breaks that impact viewsheds.*

**Policy 38** *Prioritize maintaining the views at scenic overlooks with a frequently maintained vegetation management program. Coordinate this work with regular roadway vegetation management maintenance program.*

*Current scenic overlooks in the Planning Area are located in:*

- *Laupāhoehoe on Highway 19;*
- *Onomea Scenic Route;*
- *Waipi’o Valley Lookout*

#### Kōkua Action 10

Assess siting options for and develop new scenic lookouts along Highway as appropriate to ensure ocean, mountain, **agricultural/pastoral**, and waterfall views are preserved from development.

#### Kōkua Action 11

Consider adding/improving viewing locations and interpretive signage near the scenic bridges for safe parking and views of the areas' waterfalls and coastline, **and along Saddle Road for views of the summit regions**. Work with the Hawai'i Tourism authority to improve signage on the Highway and identify safe viewing locations.

## 4.6 Protect & Enhance Ecosystems & Watersheds

#### Policy 39 & 41

Add to rationale: Waipi'o Valley Stream Management Plan.

**Policy 41** *To further watershed management goals, collaborate with the Department of Health, the Mauna Kea Watershed Alliance, the USDA Natural Resource Conservation Service, and the Soil and Water Conservation District to reduce runoff, maximize soil and water conservation, and protect and effectively manage watersheds and natural areas. (HRS 342D, HAR 11-54-3, GP 4.3(g), 5.2(e) & (f), 5.3(e), (n), & (o), and 8.2(e) & (j))*

The County could participate in watershed planning in the following ways:

1. Build staff capacity and provide training to support development and implementation of stream management plans;
2. Initiate a conservation planning process for priority watersheds with Conservation Technical Assistance (CTA) from NRCS;
3. Enter into a partnership agreement with the Mauna Kea Watershed Alliance via MOU Process;
4. Work with partners such as UH Hilo, Hawai'i Community College, Hawai'i County Research and Development, Soil and Water Conservation Districts, and Kohala Center on a pilot program to train UH/HCC students to assist with Conservation Planning (GP 8.3 (e), (k), (j), (l));
5. Support best management practices through various regulatory review processes conducted by the department; such as farm dwelling permits and conservation permits, and through environmental reviews of publicly leased lands;
6. Identify streams and stream corridors as candidates for further protections, and once identified, prioritize and seek to acquire corridors for further management;
7. **Collaborate with the Waipi'o Valley community in implementing the Waipi'o Valley Stream Management Plan.**

The above actions can be implemented independently of each other and do not reflect prioritization by their listing order. The goal of this policy is that the County becomes actively involved in watershed planning.

**Policy 42** *To further ecosystem protections, **revise Planning Department Rule 17, Landscaping Requirements, to incorporate and encourage native and noninvasive alternatives for landscaping and restoration activities for Plan Review and County projects and restoration activities, and to include the noxious weed list from Hawai'i Administrative Rules 4-68 as plants to avoid.***

Collaborate with the Big Island Invasive Committee (BIISC) and the University of Hawai'i to determine which native and noninvasive plants to include with this rule revision.



## Kōkua Action 18

*Provide assistance and funding for control and management of Little Fire Ant infestations **within the Hāmākua Planning Area.***

## Community Action 6

*Collaborate with Mauna Kea Watershed Alliance, the County, and appropriate State and Federal agencies in developing and implementing watershed management plans and projects. **Ensure that Native Hawaiian practitioners directly tied to the subject area are consulted while developing or implementing natural resource plans in culturally sensitive areas.***

## 4.7 Protect & Enhance Cultural Assets

### Community Objective 13

*Promote appropriate rural tourism that welcomes guests for an alternative visitor experience. Promote Hawai'i's host culture and Hāmākua's ~~multi-cultural~~ heritage ~~roads~~, **including historic roads** and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.*

## 4.8 Establish & Manage Public Access & Trails

**Policy 43** *Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i and identify these sites with interpretive signage **and/or other appropriate methods.** (GP 6.2(a)) (GP 6.3 (h), (i), (g))*

**Policy 45** *~~Include permit conditions for public transit along the top of cliff and/or streams when possible and practical.~~*

### Kōkua Action 22

*To facilitate greater public access to and along the shoreline and elsewhere, amend HRS 520, Hawai'i's Recreational Use Statute (RUS), to:*

- *Decrease ambiguity and discourage frivolous lawsuits;*
- *~~Encourage~~ **Provide incentives** for private landowners to voluntarily allow public access ~~through incentives.~~*

## 4.9 Preserving Sacred Places: Waipi'o Valley & Mauna Kea

### Community Action 9

*Document **the** Mo'olelo of Hāmākua using resources outlined in oral **and written history, hula, chant, and other sources.***

**Policy 52** *Designate Waipi'o Valley, including the Valley rim, as a Wahi Pana and create a resource protection overlay and regulations **that will protect Waipi'o Valley's natural resources, preserve its storied past and perpetuate its agricultural traditions and unique rural lifestyle.***

- *Prepare watershed siting guidelines in the County Zoning Code for parcels along the southeast and eastern portions of Waipi'o Valley rim (GP Policy 7.3 (b));*

- *Extend the SMA boundary beyond Waipi’o Valley on the east and southeast Valley rim to ensure that greater setbacks and viewshed protections are incorporated into the review of structures in those areas;*
- *Collaborate with the Waipi’o Valley community to develop a long range management plan for Waipi’o that addresses public access, carrying capacity, resource management, and potential funding sources for on-going maintenance of streams and roads.*
- *Support community organizations such as the Waipi’o Community Circle, The Waipi’o Taro Farmers Assoc., and Ha Ola O Waipi’o Valley in developing and implementing a community-based watershed plan based on the Waipi’o Valley Stream Management Plan. ~~Support community organizations, such as the Waipi’o Circle, in developing a community-based watershed management plan (based on a Hanalei Watershed Hui model or similar plan);~~*

**Policy 54** *Work with farmers, landowners, community organizations and agency partners (Army Corps of Engineers, State Commission on Water Resources Management (CWRM), State Department of Health, State Historical Preservation Division) to create a simplified stream maintenance permitting process for Wailoa and other streams in Waipi’o Valley.*

**Policy 55** ~~Explore the feasibility of~~ **Perform a feasibility study on** *developing a scenic route from the Waipi’o Valley Lookout extending mauka to connect to Mud Lane at the entrance of Waimea.*

**Policy 56** ~~Explore the feasibility of~~ **Perform a feasibility study on** *developing a scenic park (accessible via Mud Lane) with a viewing area of Hi’ilawe Falls in conjunction with the development of the scenic highway.*

**Policy 57** *Encourage the integration of best management practices and an understanding of cultural values and experiences during the land use application process for any ~~visitor industry~~ business plans **requiring plan approval** within Waipi’o Valley.*

#### **Policy 58-59**

Change all references to Waipi’o Valley Visitor Center to **Waipi’o Valley Heritage Center**.

#### **Kōkua Action 26**

~~Explore the feasibility of~~ **Perform a feasibility study on the development** ~~creating~~ *of a scenic park (accessible via Mud Lane) with a viewing area of Hi’ilawe Falls in conjunction with the development of Mud Lane into a scenic route. See related Policy 55 & Policy 56 based on GP 12.5.4.2 (d)) and 13.2.5.4.2 (c).*

#### **Community Action 17**

*Support community organizations, such as the Waipi’o Circle, in developing a watershed plan based on the **Waipi’o Stream Management Plan**, the Hanalei Watershed Hui model, or a similar community-based management plan.*

#### **Kōkua Action 30**

***Continue to engage the Hawaiian community while exploring** a cooperative agreement to formalize the coordinated management efforts on Mauna Kea.*

#### **Kōkua Action 35**

*Provide natural and cultural resource preservation orientation training for tour operators, rangers, VIS staff, and volunteers **in coordination with native practitioners who practice on Mauna Kea.***

## Kōkua Action 39

*Work with the Hawaiian community to develop a historic property monitoring program within the UH Management Areas.*

## Kōkua Action 46

(Will add the documents related to depleted uranium in the rationale as requested. See Below:

- County RES 639 Draft 01 2006-2008  
<http://records.co.hawaii.hi.us/Weblink8/0/doc/39961/Page1.aspx>
- State Leg: [http://www.capitol.hawaii.gov/session2011/Bills/HCR181\\_.PDF](http://www.capitol.hawaii.gov/session2011/Bills/HCR181_.PDF)  
[http://www.capitol.hawaii.gov/session2011/bills/SCR118\\_.pdf](http://www.capitol.hawaii.gov/session2011/bills/SCR118_.pdf) )

# Section 5: Strengthen Infrastructure, Facilities, and Services

## 5.1 Coordinate Regional Infrastructure, Facility, & Service Improvements

### New Policy

*The development of County facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Implement protocols for receiving community input during capital improvement project siting and design within the Hāmākua Planning Area.*

## 5.2 Expand Affordable Housing Options

### New Kōkua Action

*Coordinate with County agencies in helping develop and implement a County-wide, cross-agency affordable housing plan.*

## 5.3 Improve the Roadway Network

**Policy 67** *Develop a roads-in-limbo improvement and adoption process according to population, usage, **alternative route/connectivity needs**, and safety assessments.*

### Kōkua Action 47

*Assess Highway 19 for passing opportunities and passing zones per DOT standards (~~passing opportunities every 3-8 minutes, at least ¼ 1/2 mile in length~~) and implement these standards where feasible. (GP 13.2.5.3.2 (d))*

### Kōkua Action 48

*Develop turn lanes or other safety improvements at intersections per DOT guidelines on Highway 19; in particular at the following identified locations:*

- *Kalanianaʻole School and Onomea Scenic Route intersection in Pāpaʻikou;*
- *Mill Road intersection (aka: Pinky's intersection) in Pāpaʻikou;*
- *Honomū Road intersection*
- *Old Māmalahoa Intersection at the **School/Pool/Transfer Station** turn-off in Laupāhoehoe.*

## Kōkua Action 49

(Provide link to State Bike Plan as requested <http://hidot.hawaii.gov/highways/bike-plan-hawaii-master-plan/> )

## Community Action 25

Work with the ~~private landowners of Mill Road~~ **the owners of private** roads and local community groups/associations to determine ~~a future scenario for~~ **agreements** that mitigate road closures and access disagreements **for public access and/or resident use. The following private roads have been identified as needing improvements in their road management/access strategies:**

- Mill Road in Pāpa'ikou;
- **Beach Road to Honoka'a Landing**

## 5.4 Formalize Alternative Routes

### New Policy

*Adopt rural road design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area, including pavement width, unpaved shoulders/swales, rock walls, lighting, and landscaping featuring native plants.*

**Policy 72** *Implement a Complete Streets Program, including place-appropriate roadway design and sidewalk development for **the Hāmākua Planning Area** ~~towns and village.~~ (Refer to County Resolution 171-11)*

## 5.6 Expand Mass Transit Facilities & Services

**Policy 73** (Add Link [http://kohalacenter.org/wp/wpcontent/uploads/2014/07/Research\\_Hawaii\\_Transit\\_Study\\_2014.pdf](http://kohalacenter.org/wp/wpcontent/uploads/2014/07/Research_Hawaii_Transit_Study_2014.pdf) )

**Policy 74** *Provide **rural transit centers** within the Planning Area in areas of heavy user-ship, particularly **provide shelter options** at the following locations:*

- Pepe'ekeo, Near the Post Office
- Laupāhoehoe, near the Highway Overpass
- Assess where to provide a Māmane Street bus shelter in relation to Policy 75.

**Policy 75** ***Modify existing and develop** additional bus routes, as appropriate, with scheduled stops within the towns and villages where practicable; particularly:*

- Honoka'a: add Māmane Street to the bus route.
- Modify routes to provide additional options for students in afterschool programs.

## Strategies related to Scenic Corridor/Byways/Heritage Corridor (from Various Sections of Draft)

**Policy 36** *~~Introduce a resolution to initiate the establishment of a scenic corridor. (HCCS 25-6-60)~~*

### Community Action 5

*Advance development of ~~the Hilo-Hāmākua~~ a Heritage Corridor, and/or sections of the Old Māmalahoa Highway as Scenic Byways, ~~or Scenic Corridors.~~*

**Policy 44** *Support the **development and promotion of** ~~establishment of Hawaiian~~ Heritage Corridors **as part of a coordinated effort to promote the roadways and towns of the Planning Area.** GP 6.3 (I).*

- **Coordinate this effort with Policy 114 relating to the State Scenic Byway Program.**

## Section 5 Strengthen Infrastructure, Facilities, & Services

### 5.8 Improve Environmental Management Facilities

#### New Policy

*Increase recycling education and outreach online and through signage at rural transfer stations, including:*

- *Facility schedules and what types of disposal/recycling/reuse options are available at each of the rural Recycling and Transfer Stations;*
- *Up-to-date information on recycling events;*

**Policy 78** ~~Encourage~~ **Promote** ~~the recycling or composting of agricultural, industrial, and municipal waste material through education, outreach, and incentives.~~ (GP 4.3 (d))

### 5.9 Improve Emergency Preparedness & Hazard Mitigation

#### New Policy

*County Civil Defense and State Civil Defense should ensure that communities within the Hāmākua Planning Area are adequately served by emergency shelters.*

**Policy 83** *In coordination with the State Civil Defense Agency and in line with Multi-Hazard Mitigation Plans, harden critical facilities.*

- *Laupāhoehoe Fire Station Hardening;*
- *Replace and relocate the Honoka‘a Fire Station to Highway 19;*
- *Harden Pepe‘ekeo Community Center;*
- *Look for opportunities to combine hardening with other facility improvements, such as ADA improvements, etc.*

**Policy 87** *Educate **and prepare** the public ~~regarding~~ **for** disaster preparedness and response by **increasing the number of** ~~actively expanding~~ CERT programs in the Hāmākua Planning Area. (GP 10.3.2 (k))*

**Policy 88** *Coordinate with FEMA and NRCS to address areas developed prior to flood control regulations and riverine flood areas (HCC Chapter 27) ~~finalize and update~~ in the Flood Insurance Rate Maps (FIRM).*

- ~~*In areas developed prior to control regulations. (HCC Chapter 27)*~~
- ~~*To include riverine flood areas. (HCC Chapter 27)*~~

### 5.10 Improving Protective Services

#### New Policy

*Prioritize funding for a new fire truck for Honoka‘a fire station.*

**Policy 90** *Optimize use of the Pepe‘ekeo substation to increase Police and Fire department presence in the Planning Area and improve emergency response times in Rural South Hilo.*

- *Consider expanding N. Hilo policing jurisdiction to include parts or rural South Hilo (Honomū and Pepe‘ekeo) to increase response times in these rural areas;*

## 5.11 Expand Healthcare & Social Services

### Kōkua Action 55

*Expand the use of mobile health centers **and services** (health, screening, vision, dental, etc.) to rotate through the Hāmākua Planning Area on a regular basis.*

### Kōkua Action 53-54

~~(Combined Actions: Develop new health care facilities or improve existing health care facilities to serve the needs of Hāmākua. (GP 10.5.2(a)) Establish, and/~~ *Develop new, or expand and improve existing community health centers and rural health clinics. (GP 10.5.2 (e))*

~~Policy 92 Support the expansion of the Rural Outreach Services Model (recently piloted at NHERC) to other towns in the Planning Area.~~

## 5.12 Strengthen & Expand Education Facilities & Services

### Kōkua Action 59

~~Implement the Honokaʻa school campus master plan. (GP 10.2.4.3.3 (c)) –~~

### Kōkua Action 61

(Will provide link to **Safe Routes to School** in Rationale document; will also add/cite **Blue Zones**; <http://www.saferoutesinfo.org/> and <https://www.bluezones.com/>)

### New Policy

*Coordinate with the Hakalau community to investigate and pursue the redevelopment of the Hakalau gym facility for community use.*

### New Kōkua Action to Department of Education

*Coordinate with the Hakalau community to investigate and pursue redevelopment and community management options for the old Hakalau School property.*

### New Community Action

*Hakalau community group to advocate and pursue management and redevelopment options for the Hakalau Gym (through County Parks and Recreation Dept.) and/or the old Hakalau School property (through Dept. of Education).*

### Kōkua Action 62

*Allocate sufficient funds to improve traffic, **bike**, and pedestrian safety improvements at all schools in the Hāmākua Planning Area. (See Policy 72 and Kōkua Actions 62- 64 from 5.12.3 Kōkua Action.)*

## 5.13 Expand Parks & Recreation

~~Policy 96 Complete the following recreation projects:~~

- ~~▪ Solar-water heating for Laupāhoehoe Swimming Pool~~
- ~~▪ Re-roof Honomū Gym and Pāpaʻīkou Gym~~
- ~~▪ Construction of multipurpose rooms adjacent to the gym in Honokaʻa Park to accommodate community meetings and functions. GP 12.5.4(a)~~

- *Hazardous materials abatement at Pāpa‘alooa Gym (CIP FY2014-2015 Ord. No. 14082, Item # 2014010)*

(Policy revision - Awaiting confirmation that DAGs is allowing COH to take over management of old Courthouse, which may mitigate need for multipurpose rooms.)

## Section 6: Build a Sustainable, Local Economy

### 6.1 Coordinate Regional Economic Development

**Policy 102** *Develop corresponding New Community Action: Develop a distinctive identity for the Hāmākua region to enable public and private industries to promote it as unique within the State of Hawai‘i.*

### 6.2 Strengthening Local Agriculture

**Policy 106** *Encourage the establishment and continued operation of open farmers markets to allow local agricultural producers to market their products. (GP 2.3 (u))*

#### New Policy

*In order to provide a means for local agricultural producers to market their products, the County shall interpret HRS 205 liberally to allow the establishment and continued operations of open farmers markets and road-side stands in the State Land Use Agricultural district without a Special Permit. If the project qualifies for Plan Approval, a market management plan containing provisions for adequate on-site parking, on-site and off-site traffic management, and adequate sanitation facilities must be approved by the Planning Department prior to the operation of the open farmers market.*

#### New Policy

*Amend Hawai‘i County Code, Section 15-72 to expand the designated list of parks authorized to allow farmers market permits to include parks in rural areas that lack appropriate commercial zoned lands for farmers markets.*

#### New Kōkua Action for Department of Health/Department of Agriculture/USDA

*Work with local farmers/producers to educate and facilitate the development and management of farmers markets within the Planning Area. (GP 2.3 (u))*

- *Increase safe food handling education opportunities tailored to farmers;*
- *Increase transparency on policy and education on DOH rules relating to food production and food service.*

#### New Community Action

*Promote farmers’ market events as community and visitor gathering places.*

**Policy 107** *Support the development of private, County, and State agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))*

#### New Kōkua Action for Department of Agriculture

*Support the development of agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))*

**New Kōkua Action** for Department of Agriculture (Correlating to Policy 108)

*Cooperate with County and Federal agencies and the private sector to develop, improve and expand agricultural water systems in appropriate areas on the island. (GP 11.2.2(j))*

**Kōkua Action 66** to the DOE

*Develop and support Farm to School programs and other local programs designed to provide locally produced food to Planning Area schools.*

**Community Action 40**

*Strengthen the local agriculture value chain by:*

- *Develop a marketing brand for Hāmākua products (Assist in the promotion of products produced in Hāmākua (GP 2.3(t)).*
- *Support Farm to School/Farm to Table Programs, CSAs, and other local farm-to-consumer initiatives;*
- *Support and develop celebratory events that support agriculture (e.g., festivals, rodeos, parades, community gathering events at farmers' markets, etc.).*
- *Work to effectively manage or eradicate invasive species that impact agricultural production.*

**New Kōkua Action** to UHH/HCC

*Explore the feasibility of establishing an aquacultural program in the Hāmākua Planning area along accessible areas of the Hilo coast for research, demonstration, and development purposes. (GP 2.4.2.2(i))*

## 6.5 Develop a Place-Based Visitor Industry

**New Kōkua Action** to Hawai'i Tourism Authority

*Encourage the development of a visitor industry that promotes small business development in harmony with the character of Hāmākua and with the environmental and social goals of residents. (GP 2.3(c))*

- *Encourage appropriate visitor-related uses and facilities (such as Bed and Breakfasts). Some examples of appropriate visitor-related uses and facilities are ones that:*
  - *Directly promote Agriculture, Ecotourism, Health & Wellness; or Cultural Heritage, and/or. . .*
  - *Are Located near points of interest (as long as they will not detract from the natural beauty of the area); and/or. . .*
  - *Offer an educational experience as well as recreational activities.*
- *Encourage and assist in the promotion of festivals and events that celebrate regional culture, heritage, and agriculture.*

**Policy 111** *Encourage appropriate visitor-related uses and facilities. Some examples of appropriate visitor-related uses and facilities are ones that:*

- *Directly promote Agriculture, Ecotourism, Health & Wellness; or Cultural Heritage, and/or. . .*
- *Are Located near points of interest (as long as they will not detract from the natural beauty of the area, or negatively impact the host community's privacy/public safety and rural lifestyle); and/or. . .*
- *Offer an educational experience as well as recreational activities.*



## 6.4 Promote the Creative, Education, & Research Sector

**Policy 109** *Promote and develop the island of Hawai'i into a unique scientific, **environmental**, ~~and~~ cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits. (GP 2.2(h))*