

# TOWNSCAPE, INC.

Environmental and Community Planning

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## North Kohala Community Development Plan

### **COMMUNITY MEETING NO. 1**

**Location:** Kohala High School Cafeteria

**Date:** August 11, 2007

**From:** Harmonee Williams

### **List of Attendees Attached**

## **NOTES – MEETING OF AUGUST 8, 2007**

### **1. WELCOME**

- The welcome was given by Fern White, Chair of the North Kohala CDP Steering Committee (SC).
- White presented the Steering Committee's hopes for the CDP process and its outcomes. Their primary hope is to create a Plan that the community fully supports and one that addresses their major needs.
- White introduced each of the members of the Steering Committee (list attached) and the project manager, Allen Salavea, from the County Planning Department.
- Salavea introduced the planning consultants, Bruce Tsuchida, the President of Townscape, Inc. and Harmonee Williams from Townscape. He also introduced Alex Frost from Hawaii County Resource Center (HCRC); Roy Takemoto from the Mayor's Office; and Barbara Kossow, also from the Mayor's Office.
- White reviewed the Agenda.
- SC member David Fuertes reviewed the Meeting Rules.
- SC member Alvin Kawamoto introduced Kamakani Dancil from Kamehameha Schools, who said that KS was willing to work with the community on possible ways for allowing "appropriate access" to important cultural and historical sites on KS lands in North Kohala.
- SC member Crystal West gave an overview of the purpose of the CDP and the process schedule, which is diagramed on the NK CDP Fact Sheet (attached).

## 2. COMMUNITY DEVELOPMENT PLAN PROCESS & SCHEDULE

- Tsuchida gave a presentation on the process and schedule for the North Kohala CDP. The intent of this process is to identify the priority issues for the North Kohala community, and create action plans to fill those specific needs.
- He acknowledged that many plans “sit on the shelf” and that the goal of this process is to create a plan that will lead to action.
- Tsuchida then reviewed the 4 main elements of the planning process, and their timeframes, which include:
  - **Establish the CDP Framework** (May '07 – August '07)
  - **Develop Strategies & Action Plans to Address Priority Issues** (August '07 – November '07)
  - **Draft the CDP** (December '07 – March '08)
  - **Finalize the CDP** (April '08 – October '08)
- Questions were taken from the community:
  - What does the Hawaii County General Plan say about North Kohala? What does the County want to get out of this?
    - Tsuchida responded to the 2<sup>nd</sup> question first, saying that we, Townscape and the County, do not have a set agenda. We want to hear what the community wants and work towards getting their goals accomplished.
    - The General Plan has numerous elements that apply to North Kohala, but they are relatively general guidelines. The goal of this CDP is to be more specific and to produce action.
  - Regarding the issue of affordable housing, there are many factors that are always changing, such as the price of land and construction. How do you intend to deal with such variables? Do you really think it is possible?
    - Tsuchida said that yes, it is a difficult task to build truly affordable housing, but he believes it can be done. He is currently working on the Waikoloa Workforce Housing project in South Kohala, and hopes to use the lessons learned there and apply them here.
  - What power does the CDP have? Can it do such things as re-zone?
    - Tsuchida replied that the County is still in the process of figuring out exactly what level of land use regulatory controls the CDP can and will have.

### 3. COMMUNITY READINESS PROCESS & OUTCOMES

- Frost gave a presentation on the CRP process and outcomes. He showed:
  - Community Ideas
    - 2,753 ideas from 730 residents
    - Location of the meetings
    - Demographics – generations in Hawaii
  - Methodology of Ideas
    - All ideas – G.P. 13 elements – Four Key Areas – Four Core Themes
  - Four core themes
    - Protect North Kohala’s Sense of Place (1012 - 36.7% of ideas)
    - Threat to North Kohala’s Sense of Place (1018 – 36.9%)
    - Upgrade Community Gathering Spaces (339 – 12.3%)
    - Improve Built Environment (339-12.3%)

### 4. COMMUNITY PRIORITIES

- Alvin Kawamoto reviewed the process that the SC underwent to decide on the community’s priority issues, namely relying on the information gathered from the community in the CRP process.
- The priority issues include: Affordable Housing, Access, Growth Control, and Infrastructure.

### 5. BREAK-OUT SESSIONS

- After a short break, the meeting resumed and the participants were asked to go to the break-out group on the issue that they were most interested in: Affordable Housing, Access, Growth Control, and Infrastructure.
- It was clarified that after these break-outs, participants would be asked to sign-up to become members of Focus Groups on these four issues. The focus groups will continue the work in the near future. Some of the key points from the break-out discussions are summarized here:
  - **Affordable Housing**
    - Young Families are the ones that need it the most.
    - They need options for renting and owning.
    - We would like to see it integrated into the community, not create separate subdivisions.
    - “Affordable” might be around \$165,000, with 10% down.

- The ideal location would be near the town centers, so families don't need a car. Maybe we could knock down existing buildings, or rehabilitate old ones. Should be kept to a 2-story limit.
- Maybe we could create new Ag villages, so there is agriculture surrounding the homes. They could include their own source of renewable energy and their own infrastructure.
- Other ideas include creating a land trust that owns the land and people buy houses on it; self-help housing; and tax incentives to landlords to create affordable rentals.
- **Access**
  - A map was provided that showed some of the key coastal accesses. It was color-coded to show which accesses are currently open, and those that are not.
  - The County needs to know where these accesses are.
  - It used to be that the community had access in all of these places. Families could go to enjoy the ocean, fish, pick opihi, etc. It's not fair that all of this has been taken away.
  - We need to be careful of "open access" because sites get trashed.
  - KS representative said that from a landowner's perspective, you should approach the landowner with clear goals/desires for access, come as a group not an individual, and realize that landowners are fearful of liability issues.
  - Possible solutions include the creation of access easements on roads that go between properties; ask landowners for access; use the County information to find out who the owners are.
  - We need to know what authority the CDP has. What are we going after? Re-zoning? Easements? From landowners? Should we create a non-profit to lead the action?
- **Growth Control**
  - The big concern related to growth is that we are losing Ag land, and that land values keep increasing. There is an abundance of inappropriate use of Ag land, such as the building of retreats, resorts, gated communities, etc.
  - There should be no commercial or residential development, including apartments, except that which is truly affordable.
  - It is happening all over North Kohala. Ag20 is being subdivided into 7-acre parcels along Mountain Road. Art shops and galleries should be limited to what already exists.

- We need the County to show us where people are buying and where it can be stopped. What has already been approved? What is proposed?
- There are many negative impacts to this growth – such as increase land prices, traffic, infrastructure being overwhelmed, loss of rural atmosphere and access to resources, and all of these non-Ag uses are not providing jobs.
- We need growth that contributes to the quality of life and people who respect Kohala for what it is. This includes agriculture; farmers need more help.
- **Infrastructure**
  - Overall, our infrastructure is under-sized and inadequate. This includes electric (only one high voltage transmission line), water system is maxed out, the transfer station (need a new one), internet access, community health center, emergency/health services, irrigation system for Ag, roads, mass transit and the need for a local shuttle bus, parking (for tourists), public restrooms.
  - Infrastructure that is adequate today, but not for the long-term includes our major intersections, drainage system, fire services (stations and hydrants), ambulance, public parks, trash/solid waste system, recycling/reducing waste.
  - Infrastructure that is totally lacking includes a boat launch, high-speed internet access, central wastewater treatment, laundromat, and a paved road to Kapanāia.
  - Possible solutions: the **County** could add more groundwater wells, emergency transport via air (from Upolu to Honolulu or Maui); implement existing access; utilize land that has already been given for parks; restore earthquake damage to the gym, luas, etc.; add a new transfer station with recycling, and elderly transportation.
  - The **State** needs to increase funding to our schools because the buildings are outdated. Our funding was cut due to our low numbers. Lapakahi Park needs restoration and it should be expanded to include the mauka land. The roads need to be improved to handle the impact of the Super Ferry. Improve parking and the turn-around at Pololu. We need better incentives for alternative energy, such as tax credits.
  - **Private** companies could improve the cable/internet service (Oceanic and Hawaii Telcom); cell services (Verizon, Nextel); and electrical – we need net metering.

**6. REPORTS FROM THE BREAK-OUT SESSIONS**

- One member from each of the 4 break-outs summarized the highlights of the discussion.

**7. OVERVIEW OF FOCUS GROUP**

- SC member Carolyn Lancaster explained the roles of the Focus Groups and what is expected from the members.
- The primary expectations are that Focus Group members will explore the issue, identify what information is needed, and develop specific recommendations on how to address it.
- Participants were then asked to sign-up to be members of the 4 Focus Groups and to indicate if they were willing to help coordinate.

**8. CLOSING**

- White announced that the SC would like to hear from people what they think the phrase “Keep Kohala, Kohala” means to them.
- She closed the meeting by thanking everyone for attending. She said we are all looking forward to continuing forward and making positive progress.

**NORTH KOHALA CDP COMMUNITY MEETING – AUGUST 8, 2007**  
**LIST OF ATTENDEES**

	<b>NAME</b>	<b>ORGANIZATION</b>
1	Joseph Jordan	KHS
2	Joe Carvalho	
3	Marcia Carvalho	
4	Hermann Fernandez	Surety Kohala
5	Rose Bumbaro	
6	Billie D. Brown	KHS
7	Jesse C. Wells	Resident
8	Donna Worder	Resident
9	Elaine Christianson	Resident
10	Lisa Ricketts	Resident
11	Hinano Lewis	KHS
12	Sarah Frances Bumbaro	
13	Michael Sumja	KCAD-NHDFC
14	Beth Robinson	
15	Ann Fojtasek	Kohala Mountain News
16	Lucy Paseo	Kohala Senior Citizen
17	Marlene Ching	Kohala Senior Citizen
18	Barbara Kossow	Mayor's Office
19	Donna Oba	
20	Robert Morrison	Resident
21	Napua Akanui	Resident
22	Harold Bugado	EAD-P&R
23	Deanne Bugado	Planning - West HI
24	Burt Calpert	
26	Mike Isaacs	
27	Kurt von der Heyden	
28	Jim Lloyd	

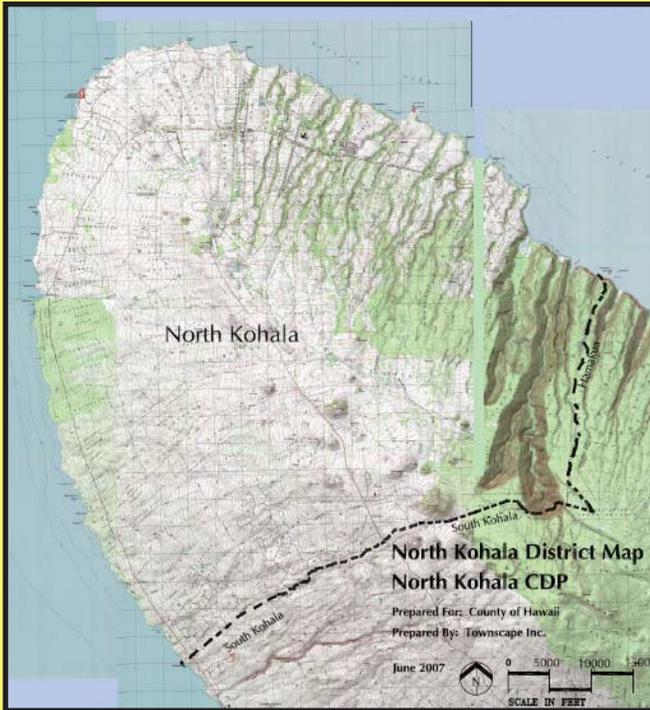
	<b>NAME</b>	<b>ORGANIZATION</b>
29	Nancine Lloyd	
30	Victoria Paul	Aikane Nursery
31	Michael Regan	
32	Mark Ansel	
33	Zeke Perry	KHS Student
34	Sean Moriarty	KHS Student

In addition, 9 of the 10 Steering Committee Members were in attendance:

#### **NORTH KOHALA STEERING COMMITTEE MEMBERS**

1	Henry Dulan (absent)
2	David Fuertes
3	Michael Gomes
4	Alvin Kawamoto
5	Carolyn Lancaster
6	Robert Martin
7	Ted Matsuda
8	Stephen Norris
9	Crystal West
10	Fern White

# North Kohala Community Development Plan



## Project Area:

North Kohala District, County of Hawai'i

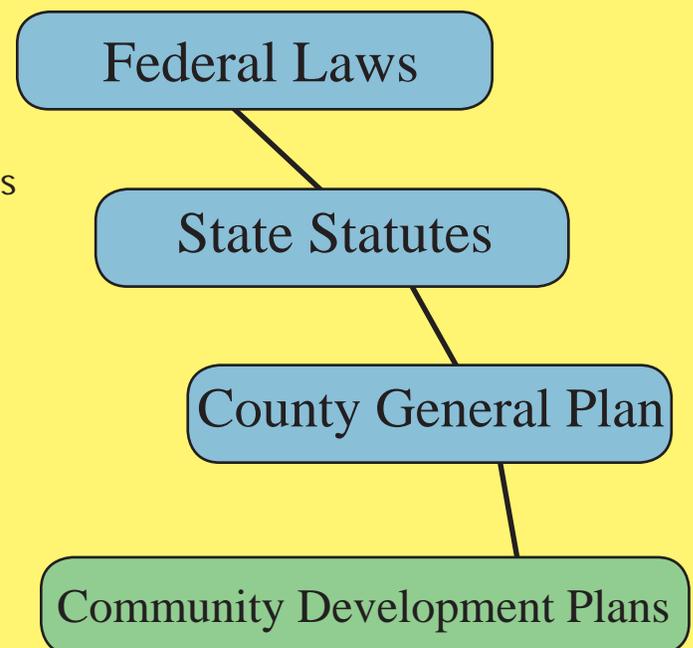
## Project Background:

The County of Hawai'i General Plan, approved in 2005, established the Community Development Plan Program (CDP). Community Development Plans are intended to translate broad General Plan Goals, Policies, and Standards into implementation Actions as they apply to specific geographical regions around the island. CDPs are also intended to serve as a forum for Community input into land use, delivery of government services and any other matters related to the planning area. CDPs will be enacted by County Council as ordinances.

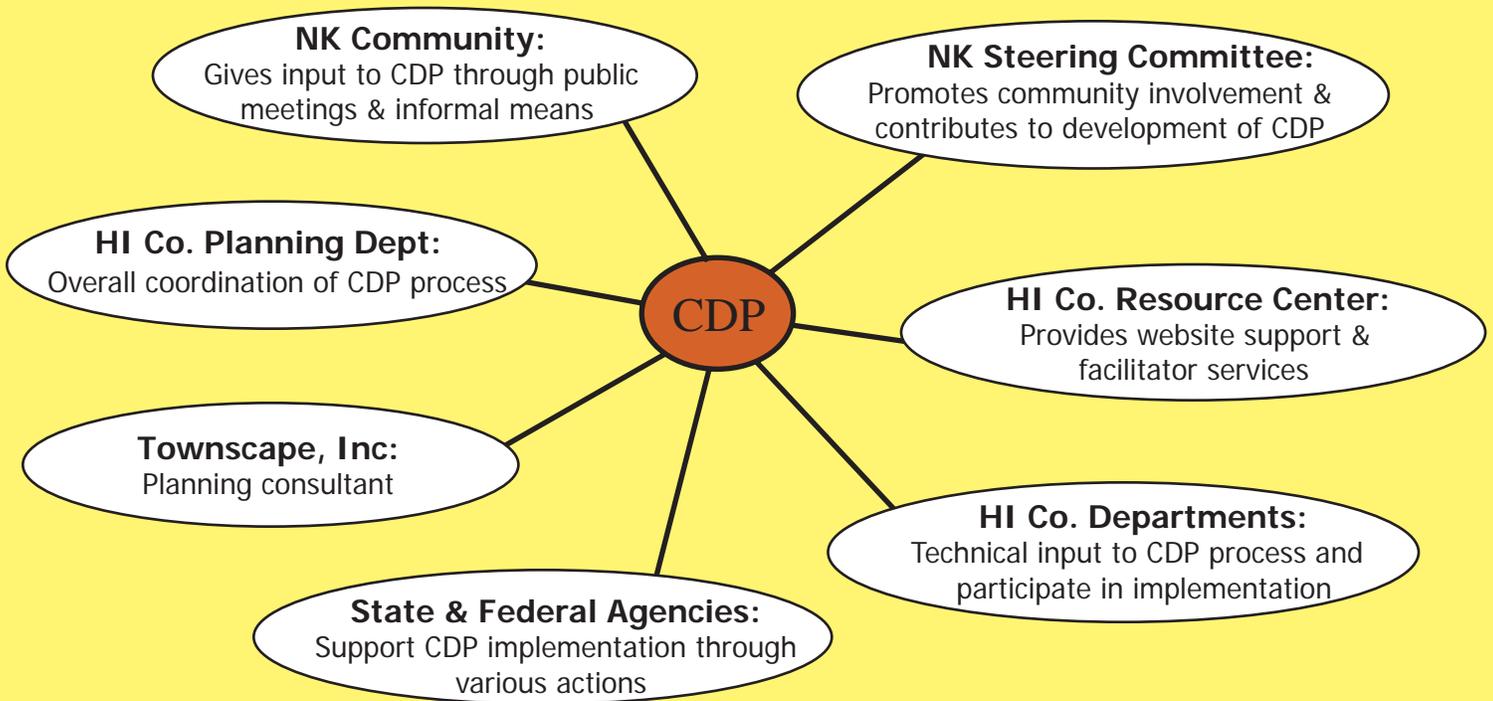
## North Kohala CDP Process will Include:

- Community Meetings
- Steering Committee Meetings
- Comprehensive Community Profile
- Action Plans for Priority Community Needs
- CDP Document
- Technical Appendices

The Community Development Plans must work within the existing hierarchy of regulations and plans.



# Primary Role of those Involved in the North Kohala (NK) CDP Process:



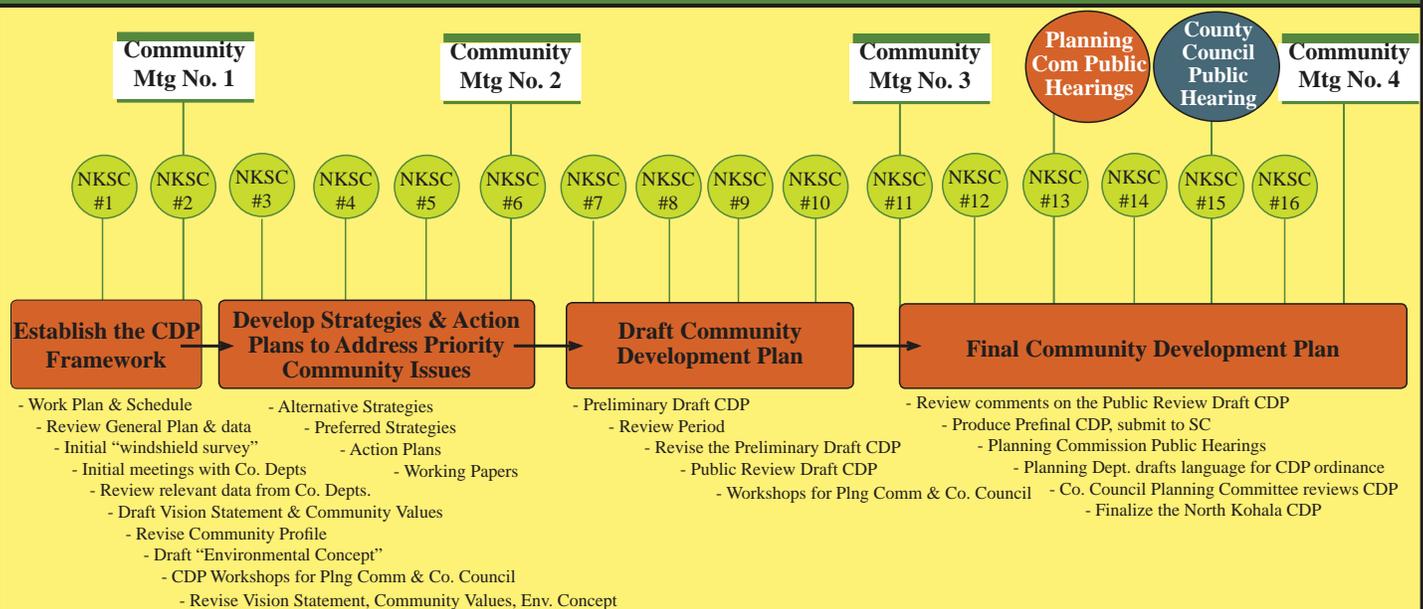
## NORTH KOHALA COMMUNITY DEVELOPMENT PLAN

# PROCESS & SCHEDULE

2007

2008

May June July Aug Sept Oct Nov Dec Jan Feb March April May June July Aug Sept Oct



**For more information, please contact:**

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