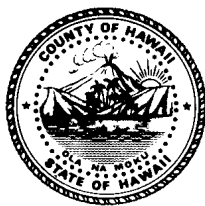


Mayor



BJ Leithead Todd  
Director

Margaret Masunaga  
Deputy Director

**County of Hawai'i**  
**PLANNING DEPARTMENT**  
**PUNA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE**

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720  
Phone (808) 961-8288 • Fax (808) 961-8742

**Tuesday, July 12, 2011**

**Meeting Minutes**

**CALL TO ORDER**

Chairperson Dan Taylor called the Puna Community Development Plan (PCDP) Action Committee (AC) meeting to order at 3:00 p.m. in the Kea'au Community Center, with the following persons present:

Action Committee: Greg Braun (arrived late), Frank Commendador, Madie Greene, Wesley Owens, Dan Taylor, Tim Tunison. Excused: Barbara Bell, Jeffrey Krepps. Unexcused: Keikialoha Kekipi.

Staff: Larry Brown (Planning Department, Project Manager), Elizabeth "Liz" Hultman-Salfen (Planning Department, Community Planning Assistant), Cynthia Lahilahi Verschuur (Planning Department, Recorder).

Public servants: Fred Blas (County Council District 5), Faye Hanohano (State House District 4)

Members of the public: 11

**ADDITIONS TO THE AGENDA**

None

**ANNOUNCEMENTS**

None

**PUBLIC TESTIMONY**

None

**APPROVAL OF MINUTES**

**Madie moved to approve the minutes of the June 14, 2011 AC meeting; Tim seconded. The motion passed with all in favor.**

**GUEST SPEAKERS**

1. Tom Brown, Mass Transit Agency (MTA) Administrator, provided an update on the status of the Hele-On transit service.
  - A. The MTA is conducting mass transit surveys through July for Hawaiian Paradise Park and Volcano residents to help with the design of the hub & spoke system. Surveys can be filled out on line at <http://heleonbus.org/>.

- B. The Hele-On service is funded by federal funds, general funds, and weight tax funds.
  - C. To help implement the hub & spoke system, more vehicles will be added to the fleet by the end of year, including some hydrogen fueled buses.
  - D. The bus has a new fare of \$1 but continues to be free for riders age 55 & over, disabled riders, and students with ID.
2. Lisa King, Biosphere Reserve Buffer Zone (BRBZ) Action Task Group member, spoke about the benefits of international biospheres and the task group's progress.
- A. Internationally there are 580 BRBZs in 114 countries.
  - B. A certification process creates the BRBZ designation which provides a focus on sustainable development, education, and conservation.
  - C. The task group has drafted a resolution for the County Council and is waiting for input from Ka'u.
  - D. The group will be preparing the 200-page application document with help from UNESCO and Volcanoes National Park.

#### **UNFINISHED BUSINESS**

None

#### **NEW BUSINESS**

1. Communication No. 2011-12 regarding the Planning Director's proposed Land Use Pattern Allocation Guide (LUPAG) amendment to the General Plan.
- A. Bobby-Jean Leithead-Todd presented her rationale for revising the areas in Pāhoa designated for urban expansion.
    - i. The point of a bypass is to take traffic away from the village core.
    - ii. The current General Plan designates areas for urban expansion on both sides of the bypass.
    - iii. Urban expansion allows someone to seek all types of urban rezoning in areas such as low and medium density residential areas.
    - iv. The CDP designates Pāhoa village center as the area around Old Pāhoa Highway, Old Pāhoa Town and the Mālama Market area.
    - v. To implement the CDP, the opportunity for urban expansion on the Hawaiian Beaches side of the bypass should be removed and expanded on the Pāhoa side.
    - vi. Access to urban uses should come off of Pāhoa Village Road versus Hwy. 130 and the bypass.
  - B. Points of her proposal
    - i. Change the urban expansion areas on the Hawaiian Beaches side of Hwy. 130 and the bypass to "extensive agriculture".
    - ii. Shrink urban expansion on the Hilo side of Mālama Market to "extensive agriculture" and the immediate area south of it to "medium density urban".
    - iii. Eliminate urban expansion and excessive low density urban designations between Pāhoa Village Road and the Pāhoa Bypass by redesignating most the area between Old Pāhoa

Town and the bypass as low density urban to allow residential density of up to 6 units per acre as well as public uses and neighborhood convenience commercial uses.

- iv. Change the designations along Pāhoa Village Road from “low density urban” to “medium density urban”.
- v. Adjust the “low density urban” and “urban expansion” designations mauka of Pāhoa Village Rd. to facilitate densities and uses more consistent with the village center concept.
- vi. The sum-total of Pāhoa’s urban expansion areas would be reduced.

C. Need for feedback

- i. It would be possible to leave the urban expansion area on the Hilo side of Mālama Market by creating a new road connection that would eliminate any need for Hwy. 130 access to these areas.
- ii. The AC sub-committee could seek community input in collaboration with the Planning Department.
- iii. She emphasized this is a draft of the Planning Department’s ideas and the proposal will not be taken to the Planning Commission before incorporating input from the AC and community.
- iv. After she creates a final draft, it will be presented to the community via public hearing.

2. Communication No. 2011-11 regarding the Puna Community Medical Center (PCMC)

- A. Rene Siracusa, president of the PCMC, gave an update, including plans for expansion
- B. The center is applying for a rural health center designation, which would enable dental services and increase reimbursements. Uninsured visits total 18%, which is way above the state average.
- C. PCMC is open 8-5 Monday through Friday and 8-12 Saturday and Sunday, 365 days a year.
- D. PCMC needs land and funding in order to expand. They are looking at land owned by the County next to the new police station and the Bryson property on Old Pāhoa Road.
- E. Rene asked the AC to approve a letter of support to help with grant applications and land acquisition.
- F. **Greg moved to approve the letter, dropping “and the Hawaii County General Plan” in the second-to-last sentence, and “such as is planned” in the last sentence. Dan seconded. All voted in favor; motion passed.**

3. Dr. James Weatherford did not present a draft letter of support for the Hawai‘i Sustainable Community Alliance as indicated on the agenda.

4. Replacement of 2-year-term AC members

- i. Larry discussed the recruitment process and asked AC members to help recruit candidates.
- ii. He also discussed the make-up of the selection committee. Frank volunteered to be on it.

5. Sub-committee reports

- A. Amendment Sub-committee

- i. Larry reported the second batch of amendments is on the Planning Commission agenda for their August 4 meeting.
- B. Budget & Finance Sub-committee
  - i. No report
- C. Public Outreach Sub-committee
  - i. Liz reported that five new members have joined the online community.
- D. Mālama I Ka ‘Āina Sub-committee
  - i. Tim discussed on the need for a county resolution for the Biosphere Reserve Buffer Zone (BRBZ).
  - ii. The Kapoho wastewater treatment project is expected to pick up in September.
- E. Managing Growth Sub-committee
  - i. Frank discussed waiting for village center design guidelines to encourage village center planning in areas that do not have a current effort.
  - ii. Greg reported that on the July 4<sup>th</sup> holiday, 175 cars drove past the marine sanctuary in Vacationlands and suggested that they might want to look at obtaining land for park development. Larry said there is a need to acquire lots on the makai side of the road for permanent restroom facilities.
  - iii. Parks and Rec: Madie is touring developed area parks on Friday with Councilman Fred Blas to determine what needs to be done.
- F. Transportation Sub-committee
  - i. Larry said it is doubtful the County will get state capital improvement project (CIP) money for the Puna Makai Alternative Route (PMAR) and suggested people contact the governor’s office to request he release the funds.

**AGENDA FOR NEXT MEETING**

- 1. Senator Kahele regarding PCDDP action priorities
- 2. Meeting location-Hawaiian Paradise Park or Volcano?

**ADJOURNMENT**

**Wes moved to adjourn the meeting; Madie seconded; all voted in favor. Meeting adjourned at 5:57 p.m.**