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APPENDIX A

List of Focus Group Members

Waimea

Leslie Agorastos
Billy Bergin
Pomai Bertelmann
Gail Byrne
Cheryll Callahan
Linda Copman
Judith Ellis
Zion Estes
Anne Field-Gomes
Paul Fischer
Susan Fischer
Ian Glass
David B. Gomes
Howard Hall
Jacqui Hoover
Bob Hunter
Mary Hunter
William N. Jardine
Chris Kanezawa
Uvonne Lindsey
Mike Luce
Douglas MacIlroy
Joan Maute
Calley O'Neill
Mike Price
Joleen Quitugua
John Ray
Najha Ray
Eric Renz
Tim Rice
Ric Rocker
Patrick Sullivan
Bevil Walker
Margaret Wille

Waikoloa

Val Belanio
Ruth Bernstone
Gail Byrne
Molly Carter

Lorie Casuga
Sherry Davis

Waikoloa (Continued)

Carol Douglas-Hammer
Mike Fischer
Jennifer Grossart
Bryan Hilman
Gail Jackson
Sandy Jilton
Tom Kelley
Zack Kennedy
Ben Kenney
Cindy Kester
Pohai Kirkland
Mike Luce
Cliff Luczak
Allyson Milberg
Grant Mitchell
Sara Peck
Mike Price
Becky Ryan
Les Seto
Bill Simonsma
Ruth Smith
Alice Tinsman
Morris Torbert
Sharon Torbert
Mark Willig
Lisa Yee

Kawaihae

William Akau
Lani Akau
Mayden Bowman
Doug Carr
Lyle Case
Kristy Copp
Jim Donovan
Katherine Donovan
Tammie Ferry
Susan Fischer
Paul Fischer
Roger Harris
Pete Hendricks
Danette Kahanui
Diane/Roger Kaneali'i

Kawaihae (Continued)

Roger Kaneali'i
Rebekah Kaufmann
Greg Kaufmann
Daniel K. Kawaiaea Jr.
Mike Luce
Gunner Mench
Sara Peck
Virgil A. Place
Irine Place
Kelly Pomeroy
Mike Price
Jeff Sacher
Analu Silva
Marcia Sullivan
Josephine "Jojo" Tanimoto
Sherm Warner
Marcia & Stanley Wishnick

Puakō

Gail Byrne
M. Cabntaye
Mary Fox
George Fry
Peter Hackstedde
John Hoover
Michael Kimball
Neil Logan
Mike Luce
Holly O'Riordan
Narand Patel
Barbara Poole
Warren Poole
Mike Price
George Robertson
Rob Shallenberger
Annarie Shallenberger
Richard Spiegel

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APPENDIX B: Meetings held during the CRP and CDP processes

CRP MEETINGS – SUMMARY OF CAPACITY BUILDING & GATHERING IDEAS

TIMEFRAME	ACTIVITY	# OF PARTICIPANTS
Jan 5th, 2006	South Kohala CRP Introduction in Waimea	70
April 1 st 2006	Smart Growth Workshops	54
June 4 th 2006	CRP Introduction for Kawaihae Stakeholders	22
June 22 nd	CRP introduction to Puakō Stakeholders	17
July 14 th 2006	“Nobody asked me?” Waikoloa Meeting	76
July 19 th 2006	W.C.A. CRP/CDP follow up	43
June – July 2006	Script Facilitation Briefing	32
September 8th 2006	South Kohala Land Use Workshop	72
June – October 2006	Small Group Meetings	678
October 6th 2006	Waikoloa “Housing & Nobody asked me 2?”	71
October 2006	South Kohala CRP Follow up meeting – Waimea	37
January 26th 2007	South Kohala CRP Follow up “What are we saying?”	67
Total # of CRP Participants		1239

**SOUTH KOHALA
STEERING COMMITTEE MEETINGS**

MEETING #	MEETING DATE
1	June 27, 2007
2	July 25, 2007
3	August 22, 2007
4	September 26, 2007
5	October 24, 2007
6	November 28, 2007
7	January 23, 2008
8	February 27, 2008
9	March 26, 2008
10	April 23, 2008
11	April 30, 2008
12	May 28, 2008
13	June 4, 2008
14	June 11, 2008
15	June 20, 2008
16	June 25, 2008
17	July 16, 2008*
18	August 27, 2008*
19	September 24, 2008*

*Meetings to be held

SOUTH KOHALA FOCUS GROUP MEETINGS

WAIMEA	WAIKOLOA VILLAGE	KAWAIHAE	PUAKŌ
October 19, 2007	October 12, 2007	November 1, 2007	November 7, 2007
November 16, 2007	November 9, 2007	January 26, 2008	January 26, 2008
January 26, 2008	January 26, 2008	March 29, 2008	March 28, 2008
March 29, 2008	March 28, 2008	May 17, 2008	May 16, 2008
May 17, 2008	May 16, 2008		

SOUTH KOHALA COMMUNITY MEETINGS

MEETING #	MEETING DATE	LOCATION
1	August 29, 2007	Waimea
2	August 30, 2007	Waikoloa Village
3	February 12, 2008	Waimea
4	February 15, 2008	Waikoloa Village
5	May 20, 2008	Waimea
6	May 22, 2008	Waikoloa Village

APPENDIX C County Zoning Acronyms and Descriptions

Zoning Acronym	Zone	Description
A	Agricultural	Provides for agricultural and very low density agriculturally-based residential use, encompassing rural areas of good to marginal agricultural and grazing land, forest land, game habitats, and areas where urbanization is not found to be appropriate.
RS	Single-Family Residential	Provides for lower or low and medium density residential use, for urban and suburban family life.
RA	Residential Agricultural	Provides for activities or uses characterized by low density residential lots in rural areas where “city-like” concentrations of people, structures, streets, and urban level of services are absent, and where small farms are intermixed with low density residential lots. The RA district is intended to be only within areas designated as being in the State land use Rural or Urban districts.
RM	Multiple-Family Residential	Provides for medium and high density residential use. It covers areas with full community facilities and services. It may occupy transition areas between commercial or industrial areas and other districts of less intense land use.
CV	Commercial Village	Provides for a broad range or variety of commercial and light industrial uses that are necessary to serve the population in rural areas where the supplementary support of the general business uses and activities of a central commercial district is not readily available.
OPEN	Open	Applies to areas that contribute to the general welfare, the full enjoyment, or the economic well-being of open land type use which has been established or is proposed. The objective of this district is to encourage development around it such as a golf course and park, and to protect investments which have been or shall be made in reliance upon the retention of such open type use, to buffer an otherwise incompatible land use or district, to preserve a valuable scenic vista or an area of special historical significance, or to protect and preserve submerged land, fishing ponds, and lakes (natural or artificial tide lands).
FR	State Conservation District	Includes all lands designated by the State as Conservation. Conservation lands are under the jurisdiction of the State DLNR and not the County of Hawai‘i
MG	General Industrial	Applies to industrial areas for uses that are generally considered to be offensive or have some element of danger.
V	Resort-Hotel	Applies to areas to accommodate the needs and desires of visitors, tourists and transient guests. It applies to specific areas where public roads and public utilities are available or where suitable alternate private facilities are assured. It may apply to a single isolated hotel or resort with or without a commercial mall or shopping section.

Source: County of Hawai‘i Zoning Code adopted as Ord. No. 96-160

Numbers following acronym indicate maximum lot size, usually indicated in 1000s of square feet or in acres (a)

APPENDIX C LUPAG Acronyms and Descriptions

LUPAG Acronym	Land Use	Description
HDU	High Density	General commercial, multiple family residential and related services (multiple family residential – up to 87 units per acre)
MDU	Medium Density	Village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential – up to 35 units per acre)
LDU	Low Density	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre
REN	Resort Node	These areas include a mix of visitor-related uses such as hotels, condominium-hotels (condominiums developed and/or operated as hotels), single family and multiple family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes and other support services. Only Major Resort Areas are identified as Resort Nodes on the LUPAG Map.
RES	Resort Area	These areas include a mix of uses such as hotels, condominium-hotels (condominiums developed and/or operated as hotels), and support services. Intermediate Resort, Minor Resort, and Retreat Resort Areas are identified as Resort Areas on the LUPAG Map.
UE	Urban Expansion	Allows for a mix of high density, medium density, low density, industrial, industrial-commercial and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined.
IND	Industrial Area	These areas include uses such as manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial-commercial uses.
RUR	Rural	This category includes existing subdivisions in the State Land Use Agricultural and Rural Districts that have a significant residential component. Typical lot sizes vary from 9,000 square feet to two acres. These subdivisions may contain small farms, wooded areas, and open fields as well as residences. Allowable uses within these areas, with appropriate zoning, may include commercial facilities that serve the residential and agricultural uses in the area, and community and public facilities. The Rural designation does not necessarily mean that these areas should be further subdivided to smaller lots. Most lack the infrastructure necessary to allow further subdivision.
ORC	Orchard	Those agricultural lands which though rocky in character and content support productive macadamia nuts, papaya, citrus and other similar agricultural products
IAL	Important Agricultural Land	Important agricultural lands are those with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors.
EA	Extensive Agriculture	Lands not classified as Important Agricultural Land. Includes lands that are not capable of producing sustained, high agricultural yields without the intensive physical application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability and climate. Other less intensive agricultural uses such as grazing and pasture may be included in the Extensive Agriculture category

APPENDIX C: County Zoning and LUPAG Acronyms and Descriptions

LUPAG Acronym	Land Use	Description
UU	University	Public university, including ancillary public uses, residential, and support commercial uses.
OPE	Open	Parks and other recreational areas, historic sites, and open shoreline areas
CON	Conservation Area	Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, areas to be kept in a largely natural state, with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and lands within the State Land Use Conservation District.

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APPENDIX D: GENERAL PLAN "Courses of Action" for the District of South Kohala

The **County of Hawai'i General Plan** is the policy document for the long range comprehensive development of the Island of Hawai'i. Community Development Plans are intended to translate the broad General Plan statements to specific actions as they apply to specific geographical areas. This "PREFACE" to the CDP lists "courses of action" that the General Plan specifies for the district of South Kohala. These General Plan "courses of action" provide direction for the more detailed CDP recommendations and "action programs."

ECONOMIC

- a) Assist in the development of agriculture by protecting important agricultural land from urbanization, providing or having provided the necessary capital improvements, such as water, and working cooperatively with the agricultural sector and government.
- b) Work closely with the State and the Department of Hawaiian Home Lands to provide adequate land close to Kawaihae Harbor for industrial activities.
- c) Recognize the diversity of climate, the quality of the ocean water and the natural beauty of the hills as vital economic and social assets of the region to be protected through appropriate regulations.
- d) Resort development in the district shall be in an orderly fashion and consistent with the physical and social goals of the residents of the area. Utilize tools such as incremental zoning to insure development that will best meet the needs of the County.
- e) Encourage the preservation of the rural, ranching character within the town of Waimea.
- f) Support the growth of astronomical research and development.

ENVIRONMENTAL QUALITY (POLICIES)

- a) Take positive action to further maintain the quality of the environment.
- b) Reinforce and strengthen established standards where it is necessary, principally by initiating, recommending, and adopting ordinances pertaining to the control of pollutants that affect the environment.
- c) Advise the public of environmental conditions and research undertaken on the island's environment.
- d) Encourage the concept of recycling agricultural, industrial, and municipal waste material.
- e) Encourage the State to establish air and water quality monitoring stations in areas of existing and potential urban growth.
- f) Encourage the State to continue aircraft noise abatement strategies at Hilo International Airport and the Kona International Airport at Keahole.
- g) Participate in watershed management projects to improve stream and coastal water quality and encourage local communities to develop such projects.

- h) Work with the appropriate agencies to adopt appropriate measures and provide incentives to control point and non-point sources of pollution.
- i) Support programs to prevent harmful alien species from becoming established.
- j) Require golf courses to implement best management practices to limit leaching of nutrients to groundwater in areas where they may affect streams or coastal ecosystems.
- k) Require implementation of the management measures contained in Hawai'i's Coastal Nonpoint Pollution Control Program as a condition of land use permitting.
- l) Review the County grading and grubbing ordinances to ensure that they adequately address potential erosion and runoff problems.

ENVIRONMENTAL QUALITY (STANDARDS)

- a) Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and well being, through the enforcement of appropriate Federal, State and County standards.
- b) Incorporate environmental quality controls either as standards in appropriate ordinances or as conditions of approval.
- c) Federal and State environmental regulations shall be adhered to

FLOODING AND OTHER NATURAL HAZARDS

- a) The Hawai'i County "Drainage Master Plan" for the Kawaihae, Hapuna Bay-Puako, Pauoa Bay-Honokaope Bay, and Waimea areas shall be updated and implemented.
- b) Conduct a flood study for the Auwaiakeakua Stream.

HISTORIC SITES

- a) Support the establishment of Hawaiian Heritage Corridors.

HOUSING

- a) Require developments that create a demand for employee housing provide for that need.
- b) Aid and encourage the development of State lands for housing for all socioeconomic levels through leasehold or purchase.
- c) Aid and encourage housing programs for low and moderate income, "gap groups" and the elderly.
- d) County-owned land at Waikoloa Village shall be made available for the development of affordable housing.

NATURAL BEAUTY (POLICIES)

- a) Increase public pedestrian access opportunities to scenic places and vistas.
- b) Develop and establish view plane regulations to preserve and enhance views of scenic or prominent landscapes from specific locations, and coastal aesthetic values.
- c) Maintain a continuing program to identify, acquire and develop viewing sites on the island.
- d) Access easement to public or private lands that have natural or scenic value shall be provided or acquired for the public.
- e) Develop standard criteria for natural and scenic beauty as part of design plans.
- f) Consider structural setback from major thoroughfares and highways and establish development and design guidelines to protect important viewplanes.
- g) Maintain a continuing program to identify exceptional trees or tree masses.
- h) Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.
- i) Do not allow incompatible construction in areas of natural beauty.

NATURAL BEAUTY (STANDARDS)

The following standards provide guidelines for designating sites and vistas of extraordinary natural beauty that shall be protected.

- a) Distinctive and identifiable landforms distinguished as landmarks, e.g. Mauna Kea, Waipio Valley.
- b) Coastline areas of striking contrast, e.g. Laupahoehoe Point.
- c) Vistas of distinctive features.
- d) Natural or native vegetation attractive to a particular area.
- e) Areas that are harmoniously developed and enhanced by man to appear natural.

PUBLIC FACILITIES

Education

- a) Encourage the expansion of the public school and library facilities as needs arise.
- b) Encourage continual improvements to existing educational facilities.
- c) Encourage the installation of walkways to and around schools and street crossing facilities for pedestrian safety.

- d) Encourage the development of State and private higher educational facilities in West Hawai'i.
- e) Support the development of an intermediate or middle school in Waikoloa.
- f) Encourage the Hawai'i State Library System to establish a public library in Waikoloa.
- g) Encourage the State Department of Education to explore the feasibility of establishing a high school in the South Kohala district.

Protective Services

- a) Service facilities shall be improved to meet needs.
- b) Government Services -- Expand/improve facilities as necessary.
- c) A civic center site shall be reserved at Waikoloa.

Health and Sanitation

- a) A solid waste transfer site or alternative means of refuse collection should be established for Waikoloa.

PUBLIC UTILITIES

Water

- a) Seek alternative sources of water for the Lālāmilo system.
- b) Improve and replace inadequate distribution mains and steel tanks.
- c) Continue to seek additional groundwater sources for the Waimea System.

Electricity

- a) There shall be minimal obstruction of scenic views and vistas by electrical facilities.
- b) Facilities such as substations shall mitigate and minimize any aesthetic impacts to surrounding properties and scenic vistas.

Gas

- a) County ordinances shall reflect appropriate safety standards for gas facilities.

Sewer

- a) Construct a Waimea sewerage system to provide sewer service and wastewater treatment facilities with an ultimate treatment capacity adequate for foreseeable growth. Consider water reclamation or subsurface type disposal.
- b) Construct a sewerage system in the Puako beach lot area to service flows by utilizing existing resort wastewater treatment facilities as a means of wastewater disposal.

RECREATION

- a) Encourage the full implementation of the Hapuna Beach State Park Master Plan including Wailea Bay Area.
- b) Improve picnic and camping facilities at Samuel M. Spencer Beach Park.
- c) Acquire and develop additional public shoreline recreation areas.
- d) Encourage the establishment of neighborhood parks.
- e) Ensure public use of and access to beach areas.
- f) Develop parking areas for Waimea Park.
- g) Develop additional recreational facilities in Waimea, including an approximate 30-acre regional park on land to be donated by Parker Ranch.
- h) Encourage the expansion of outdoor recreational areas around Waimea School.
- i) Develop recreational facilities in Waikoloa, including an enclosed community center/sports complex.
- j) Develop trail systems linking residential areas to Waimea's urban center.
- k) Support the passive use of Church Row Park.
- l) Encourage development of Waimea Trails & Greenways and Waimea Nature Park (Ulu La'au).

TRANSPORTATION

Roadways

- a) Improve existing homestead roads.
- b) Encourage the construction of a Waimea by-pass road from Mud Lane to Māmalahoa Highway on the Kona side of Waimea.
- c) Encourage the construction of connector roads from the Waimea Bypass Road to the Māmalahoa Highway.
- d) Encourage the construction of a new Waimea to Kawaihae road from Māmalahoa Highway to the Queen Ka'ahumanu Highway.
- e) Encourage the widening of Queen Ka'ahumanu Highway as the need arises.
- f) Support the installation of suitable bikeways and/or jogging paths.
- g) To relieve traffic congestion through Waimea town, implement construction of a) Parker Ranch's connector road from Kamamalu Street to Māmalahoa Highway; and b) the County's extension of this road, between Māmalahoa Highway and Kawaihae Road in the vicinity of the Waimea solid waste transfer station.

- h) Construct, at a minimum, one other paved two-lane access road out of the Ke Kumu Housing area onto Paniolo Drive.
- i) Extend Paniolo Drive in Waikoloa north to intersect with the Kawaihae Road and the proposed Waimea-Kawaihae Road, and build a road connecting the northern end of Paniolo Drive to the Queen Ka'ahumanu Highway to provide alternate access to Waikoloa Village.
- j) Provide traffic signals at the Waikoloa Road-Paniolo Drive intersection.

Transportation Terminals: Airports & Harbors

- a) The State Department of Transportation should continue to provide improvements to terminal and runway facilities at the Waimea-Kohala airport.
- b) The State Department of Transportation should continue to improve harbor facilities at Kawaihae to meet increased shipping activities and cruise ship passenger arrivals.
- c) Continue to support the Department of Land and Natural Resources in its plans to develop a small boat harbor at Kawaihae.

LAND USE

Agriculture

- a) Protect important agricultural lands from urban encroachment.
- b) Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

Commercial Development

- a) The establishment of Waimea as a regional commercial center for northern Hawai'i shall be encouraged.
- b) Establish controls to insure orderly development and minimize speculation of commercially zoned lands.
- c) Continue the concentration of commercial uses in Waimea, Kawaihae, Waikoloa Village, and in the resort areas. Do not allow strip or spot commercial development on highways outside of these primary commercial areas.

Industrial

- a) Encourage the development of a regional industrial park at Kawaihae and centralize limited industrial activities in Waimea.
- b) Industrial development should be in harmony with surrounding uses and the environment.
- c) Identify sites suitable for future industrial activities as the need arises.

Multiple Residential

- a) Basic infrastructure shall be provided to those areas zoned for higher density use.

- b) Appropriately zoned lands shall be allocated as the need arises.

Single-Family Residential

- a) Encourage the development of appropriately located and serviced State-owned, Hawaiian Home Lands and privately-held lands for houselots.

Resort

- a) Adequate access, sewer, water systems, and other basic amenities shall be provided in all areas where higher density uses are allowed.

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APPENDIX E: Referenced County Codes in the South Kohala CDP

Referenced County Codes in CDP Chapter 3 Sub-policy 1.2

Section 23-62. Tentative approval of preliminary plat.

- (a) Within forty-five days after submission of the preliminary plat, the director shall review the plan and may give tentative approval of the preliminary plat as submitted or as modified or may disapprove the preliminary plat, stating the reasons for disapproval in writing or shall defer action pending further review. Approval of the preliminary plat shall indicate the director's directive to prepare detailed drawings on the plat submitted, provided there is no substantial change in the plan of subdivision as shown on the preliminary plat and there is full compliance with all requirements of this chapter. The action of the director with reference to any attached documents describing any conditions shall be noted on two copies of the preliminary plat. One copy shall be returned to the subdivider and the other retained by the director. At such time the director shall stamp the above two preliminary plats:

"Subdivider authorized to prepare detailed drawings on plat as submitted including corrections noted."

"Recordation with the Bureau of Conveyances, State of Hawai'i, not authorized until approved for record at a later date."

- (b) If no action (approval, disapproval, modification, or deferral) is taken by the director within forty-five days after submission of the preliminary plat, or such longer period as may have been agreed upon in writing, the preliminary plat shall be deemed approved. The approval shall be on condition that the subdivider construct roads to the standards required by this chapter, a water system to the standards of the department of water supply, drainage meeting with the approval of the department of public works under section 23-92, that sewage disposal shall conform with section 23-85, if applicable, and the requirements of the department of health, and that the lot sizes and dimensions must be adjusted to conform to the zoning code on the final plat. The subdivider shall comply with the provisions of this chapter in order to receive final subdivision approval.
- (c) The director shall disapprove a preliminary plat or a subdivision map where the subdivider has failed to comply with the provisions of chapter 25, zoning code.
- (d) The subdivider shall complete all requirements specified as conditions for approval of the preliminary plat (tentative approval) within three years of said approval. An extension of not more than two years may be granted by the director upon timely written request of the subdivider. At the end of said three year period or its approved extension, unless all said conditions are completed, the approval of the preliminary plat shall expire and shall be of no further force or effect, or shall be subject to the technical review of the applicable agencies for compliance with current Code and rule requirements. This subsection shall be applied to all subdivision applications which have received tentative subdivision approval and which have not completed subdivision improvements, provided the three year period, and extension, if applicable, shall be taken from December 4, 1992 and not from the date of preliminary plat (tentative) approval.
- (e) The director's deferral of a subdivision for further review under subsection (a) constitutes an acceptance of the contents of the preliminary plat as submitted, and the director's issuance of tentative and final subdivision approval is valid despite the failure of the preliminary plat to include all of the information specified in sections 23-63 to 23-66, provided that there has been

actual compliance with the substantive requirements of this chapter and chapter 25, zoning code. The director may require the subdivider to submit supplementary information prior to tentative or final approval and may condition tentative or final approval on the submission of such information and on the performance of conditions attached to the tentative approval. (1975 C.C., c. 9, art. 2, secs. 3.07 and 5.11; Am. 1992, Ord. No. 92-138, sec. 6; Am. 2006, Ord. No. 06-104, sec. 5.)

Section 23-131. Tentative approval.

The director shall grant tentative approval to a preliminary map for a condominium property regime in the same manner as tentative approval of a preliminary plat, with conditions consistent with those that would be imposed for a preliminary subdivision plat. (2002, Ord. No. 02-111, sec. 2.)

Section 25-2-46. Concurrency requirements.

(a) Purpose. In addition to requirements otherwise imposed, this section creates concurrency standards for roads and water supply in change of zone actions.

(b) Applicability. This section applies to any application for change of zoning district, or for an extension of time to perform a condition of zoning, received by the planning department after the effective date of this ordinance.

(c) Definitions. As used in this section:

“Acceptable level of service” means that the level of service of a transportation facility at the a.m. and p.m. peak hour is “D” or better.

“Approved development” means development for which zoning has been granted by the County.

“Critical road area” means a geographical area where any of the transportation facilities serving the area have been determined by the council to be worse than the acceptable level of service.

“Immediate vicinity of a project” means the area in which transportation facilities will be required to mitigate impacts caused primarily by the project.

“Level of service, or LOS” means a qualitative measure describing operational conditions within a traffic stream, and shall be determined using the procedures in the latest edition of the Highway Capacity Manual, Transportation Research Board.

“Mitigation” means specific actions to reduce traffic congestion. Mitigation is of two types:

“Local mitigation” which consists of improvements to roads and intersections that are in the immediate vicinity of a project, including channelization of intersections, turn lanes into a project and similar improvements.

“Area mitigation” consists of improvements which increase the capacity of an arterial or other major road, such as additional lanes, in the general region containing the project, or construction of a new arterial or collector road in the general area containing the project, or improvements to public transportation such as buses or park and ride facilities, sufficient to offset the traffic demand generated by the project.

“Occupancy” means (1) the issuance of a certificate of occupancy for a commercial, multifamily, industrial building, hotel or other structure requiring a certificate of occupancy; (2) the issuance of a building permit for residential buildings that do not require a certificate of occupancy; or (3) final subdivision approval for subdivisions where dwellings are allowed, but dwellings are not being constructed before sale of any lot.

“Project area” means the area in which the project is expected to have an impact on the level of service of transportation facilities.

“Reasonable assumptions” means the percentage of full build-out that is expected to occur during the twenty-year period after the date of the application, as determined by the planning director.

“Transportation facilities” means State and County highways, roads, and public transportation facilities.

“Worse than the acceptable level of service” means that the level of service at the a.m. or p.m. peak is “E” or “F”.

(d) Traffic impact analysis report required.

(1) A traffic impact analysis report (TIAR), prepared or updated within six months before the submission of the application, shall be included with the application for any change of zone that can generate fifty or more peak hour trips. The determination of peak hour trips shall be based on the Institute of Transportation Engineers, “Trip Generation Handbook”, or any other nationally recognized source. When the number of trips depends upon the exact future uses of the site, and those are unknown at the time of rezoning (for example, the types of commercial uses), the determination shall be based upon a typical mix of uses found in that zoning type in the community. The TIAR shall be certified as having been conducted in accordance with best practices by a professional engineer licensed in the State of Hawai‘i.

(2) The TIAR shall assess impacts to transportation facilities in the immediate vicinity and general area of the project, and to the transportation facilities serving the project area.

(3) The TIAR shall include projections for future growth in traffic, for a minimum of five, ten, and twenty years, and shall include other approved or proposed development that is expected to impact the project area, with reasonable assumptions about the build-out of such development.

(4) The TIAR shall present an assessment of the impacts of the project on LOS and an evaluation of alternative plans for mitigating those impacts. The evaluation shall include budgetary cost estimates for the capital and operating costs of promising alternative plans.

(e) Mitigation required.

(1) If the LOS for any transportation facility in the project area is (A) currently worse than the acceptable level of service, or (B) projected to become worse than the acceptable level of service during the five year period of the TIAR, any rezoning of the property, if approved, shall contain conditions that require mitigation of adverse traffic effects before occupancy of the project is permitted, or that occupancy be delayed until the level of service has reached the acceptable level and is no longer projected to be worse than the acceptable level.

(2) Where the LOS deficiency is due to roadway or intersection deficiencies in the immediate vicinity of the project, the conditions of zoning shall require local mitigation.

Where the deficiency in LOS is due to insufficient capacity in the transportation facilities serving the project area, the conditions of zoning shall require area mitigation.

(3) If there is more than one way to mitigate an adverse effect, the director shall present to the council the pros and cons of the alternatives.

(f) Mitigation requirements will be deemed satisfied when:

(1) A public agency has committed funds for area mitigation that will remove the LOS deficiency. In the case of the State, commitment of funds means that the governor has released funds to complete the improvement. In the case of the County, commitment of funds means that the council has appropriated funds to complete the improvement; or

(2) The private developer's commitment to implement mitigation has been secured by bond or equivalent security, or mandatory participation in an improvement district, community facilities district, or other equivalent means of guaranteeing performance.

(g) A developer's area mitigation expenses shall be credited against any fair share or similar fee requirement for roads. A developer's local mitigation expenses shall be credited against any fair share or similar fee requirement for roads if the council determines that the mitigation substantially benefits the general public and was not necessary primarily for the benefit of the project. In general, roads that are necessary for access to or within a development or turn lanes for a private project shall not qualify for fair share credit.

(h) The following types of rezoning applications shall be required to submit a TIAR when required by this section, but shall not be required to perform area mitigation:

(1) Residential or other rezonings where the applicant commits, and the conditions of zoning require, that the project earn at least two times the number of affordable housing credits otherwise required under chapter 11, County affordable housing policy, provided further that the applicant shall be entitled to the full amount of "excess credits" under section 11-15, County affordable housing policy, based on the number of affordable housing credits normally required.

(2) Rezoning to CV, CN, MCX, PD, or ML where the council determines that the project will reduce regional traffic congestion by providing necessary commercial or light industrial opportunities to serve an area where there is a shortage of available space zoned for such uses, and substantial residential development has already been approved, provided that conditions of zoning shall ensure that any commercial development be of a scale consistent with the standards of a "neighborhood center" as described in the general plan.

(i) The restrictions on occupancy shall not apply to the construction of infrastructure such as water tanks, roads, sewage treatment plants, or other project elements that do not generate substantial traffic.

(j) The council may designate critical road areas by ordinance.

(k) In a critical road area, all rezonings shall be subject to local and area mitigation, except as stated in subsection (h).

(l) In order to determine whether a rezoning application meets the TIAR threshold of fifty or more peak hour trips, and to prevent applicants from going below the TIAR threshold by dividing a project into segments, the director shall review all development proposed on the same or adjacent properties, and shall include traffic that may be generated by any development application approved after the effective date of this ordinance, or by any other

pending development application, if it is on a portion of the same lot or tax map key parcel, or an adjoining lot or tax map key parcel, or in the immediate vicinity of the development.

- (m) A change of zone application shall not be granted unless: (1) the department of water supply has determined that it can meet the water requirements of the project and issue water commitments using its existing system; or (2) specific improvements to the existing public water system, or a private water system equivalent to the requirements of the department of water supply will be provided to meet the water needs of the project and conditions of zoning delay occupancy until the necessary improvements are actually constructed.
- (n) To facilitate the development of village centers in rural areas that are not currently served by a public water system, the council may waive the water supply requirements for rezonings for commercial or light industrial uses in areas that do not currently have a public water system, and where the department of water supply has no plans to build a public water system, and which are (1) designated as an "urban and rural center" or "industrial area" on table 14-5 of the general plan and (2) designated for urban use on the land use pattern allocation guide map of the general plan; provided that conditions of zoning shall require water supply consistent with public health and safety needs such as sanitation and fire-fighting.
- (o) Nothing in this section shall limit the ability of the council to impose reasonable roadway or water improvement requirements on changes of zone or to deny change of zone applications to the extent otherwise allowed by law.
(2007, Ord. No. 07-99, sec. 2.)

Section 25-2-75. Action on plan approval application.

- (a) The director may issue plan approval subject to conditions or changes in the proposal which, in the director's opinion, are necessary to carry out and further the purposes of this chapter and the considerations contained in section 25-2-76.
- (b) The director may only issue plan approval for a bed and breakfast establishment if the proposed use meets all of the conditions contained in sections 25-2-76 and 25-4-7, and if the operator of the bed and breakfast establishment provides all verification required under section 25-2-73.
- (c) The director may only issue plan approval for a telecommunication antenna or tower if the proposed use meets all of the conditions contained in sections 25-2-76 and 25-4-12, and if the applicant provides all verification required under section 25-2-74.
- (d) The director may only issue plan approval for a temporary model home or real estate office if the proposed use meets all of the conditions in section 25-2-76 and 25-4-8.
- (e) The director shall render a decision to either approve or deny a plan approval application within thirty days after acceptance of the application. If the director fails to render a decision within the thirty-day period, the application shall be considered approved without further certification by the director.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999)

Section 25-6-6. Actions by director on P.U.D. permit applications.

- (a) Except as provided in section 25-6-5, the director shall, within sixty days after acceptance of a P.U.D. permit application, deny the application or approve it subject to conditions.

- (b) The conditions imposed by the director shall bear a reasonable relationship to the P.U.D. permit issued, and to the approved uses, plans, and variances of district standards; provided, however, that no improvements or alterations off-site of the project shall be required as a condition of a P.U.D. permit. The conditions may include, but not be limited to the following:
 - (1) Commencement and completion time frame for the project;
 - (2) Boundary and density changes approved in the project;
 - (3) Uses that are prohibited or limited;
 - (4) Specifications for the minimum development standards;
 - (5) Specifications for street improvement and dedication;
 - (6) Utilities to be furnished; and
 - (7) The extent and limitations upon the variances permitted.
- (c) The director may, within the sixty-day period after acceptance of a P.U.D. permit application, grant a partial approval of the request where all plans and drawings have not been submitted with the original application. Provided, however, that no building permit shall be issued, nor shall any construction on the property commence until the drawings have been reviewed and approved by the director and full P.U.D. permit approval has been issued for the portion of development comprising the proposed construction.
- (d) When plans and drawings are submitted after a partial approval of a P.U.D. permit application has been issued under subsection (c) above with a request for further partial approval or full approval, the director shall review the drawings and shall either approve or deny the request within thirty days from the date that the drawings are filed by the applicant. In the event of a denial of such request, the applicant may resubmit a revised request for further partial or full P.U.D. permit approval of the application and in accordance with this subsection.
- (e) If the director fails to act upon a P.U.D. permit application within the prescribed sixty-day period as required by subsection (a) above, the application shall be considered as having been denied and the director shall immediately inform the applicant of such denial. If the director fails to act upon filed plans and drawings within the thirty-day period required by subsection (d) above, the plans shall be considered as having been approved and a full P.U.D. permit issued.
(1996, Ord. No. 96-160, sec. 2; ratified and amended April 6, 1999.)

Section 25-6-22. Application for C.P.D.

- (a) An application for a C.P.D. permit shall be on a form prescribed by the director and shall be accompanied by a filing and processing fee as set forth under chapter 23, the subdivision control code.
- (b) The procedure for processing an application for a C.P.D. permit shall be the same as that prescribed for a subdivision application under chapter 23, the subdivision control code.
- (c) The applicant shall post a sign for public notification on the property as provided by section 25-2-12.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2005, Ord. No. 05-136, sec. 7.)

Section 25-6-46. Review and approval of site plans.

- (a) After adoption of a project district enabling ordinance, the applicant shall submit to the director detailed site plans for the project district development. The site plans shall conform to the project district enabling ordinance and shall include the following:
 - (1) Plans for required infrastructure improvements;
 - (2) All items required for a plan approval application, as provided by section 25-2-72; and
 - (3) Any other information required by rules adopted by the director in accordance with chapter 91, Hawai'i Revised Statutes.

- (b) Within sixty days after acceptance of the site plans, the director shall either deny or approve the plans.
- (c) The director may approve site plans for a project district only if the applicant has complied with all of the conditions contained in the project district enabling ordinance and the site plans conform to the standards contained in the project district enabling ordinance. The director may approve the site plans subject to conditions, or the director may approve the site plans subject to certain changes when, in the director's opinion, such conditions or changes are necessary to carry out the purposes of the project district, this chapter and the considerations contained in section 25-6-47.
- (d) If the director fails to render a decision on the site plans within the prescribed period, the site plans shall be considered approved without further certification by the director.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-6-56. Review and approval of site plans.

- (a) After adoption of an agricultural project district enabling ordinance, the applicant shall submit to the director detailed site plans for the agricultural project district development. The site plans shall conform to the agricultural project district enabling ordinance and shall include the following:
 - (1) Plans for required infrastructure improvements;
 - (2) All items required for a plan approval application, as provided by section 25-2-72; and
 - (3) Any other information required by rules adopted by the director in accordance with chapter 91, Hawai'i Revised Statutes.
- (b) Within sixty days after acceptance of the site plans, the director shall either deny or approve the plans.
- (c) The director may approve site plans for an agricultural project district only if the applicant has complied with all of the conditions contained in the agricultural project district enabling ordinance and the site plans conform to the standards contained in the agricultural project district enabling ordinance. The director may approve the site plans subject to conditions, or the director may approve the site plans subject to certain changes in the proposed site plans when, in the director's opinion, such conditions or changes are necessary to carry out the purposes of the agricultural project district, this chapter and the considerations contained in section 25-6-57.
- (d) If the director fails to render a decision on the site plans within the prescribed period, the site plans shall be considered approved without further certification by the director.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Referenced County Codes in CDP Chapter 3 Sub-policy 1.3

HCC 8-2(8) Definition of “parks and playground”

- (8) “Parks and playgrounds” means areas and facilities used for active or passive recreational pursuits.

HCC 8-4(a)(1) Exemptions to Chapter 8 of the Hawai’i County Code relating to “Dedication of Land”

This article shall not apply to:

- (1) Subdivision of land in any district where the ratio of acres of public parks and playgrounds within the district and not federally owned, to the resident population within the district is greater than the minimum ratio of five acres of land for parks and playground purposes for each one thousand persons;

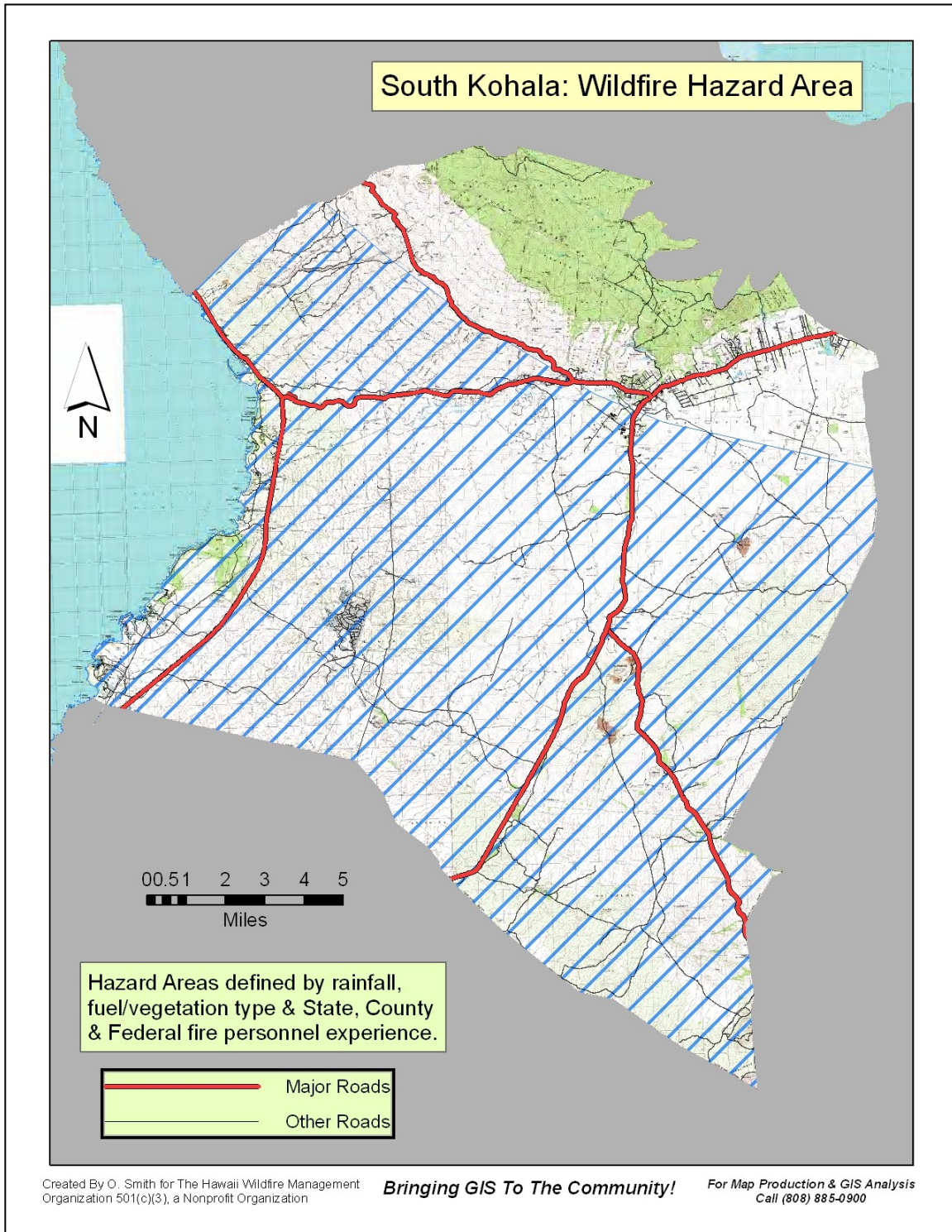
Referenced County Codes in CDP Chapter 3 Sub-policy 5.3

HCC 23-85 Sewage disposal systems

- (a) In a subdivision to be laid out after December 21, 1966 sewer lines shall be installed where the subdivision is within three hundred lineal feet of the existing sewer system. These lines shall conform to the minimum requirements of the department of public works.
- (b) In subdivisions where sewer connections cannot be made to an existing sewer system under the requirements of this chapter, the subdivider shall meet the minimum requirements of the State Health Department relating to sewage disposal. (1975 C.C., c. 9, art. 2, sec. 5.02.)

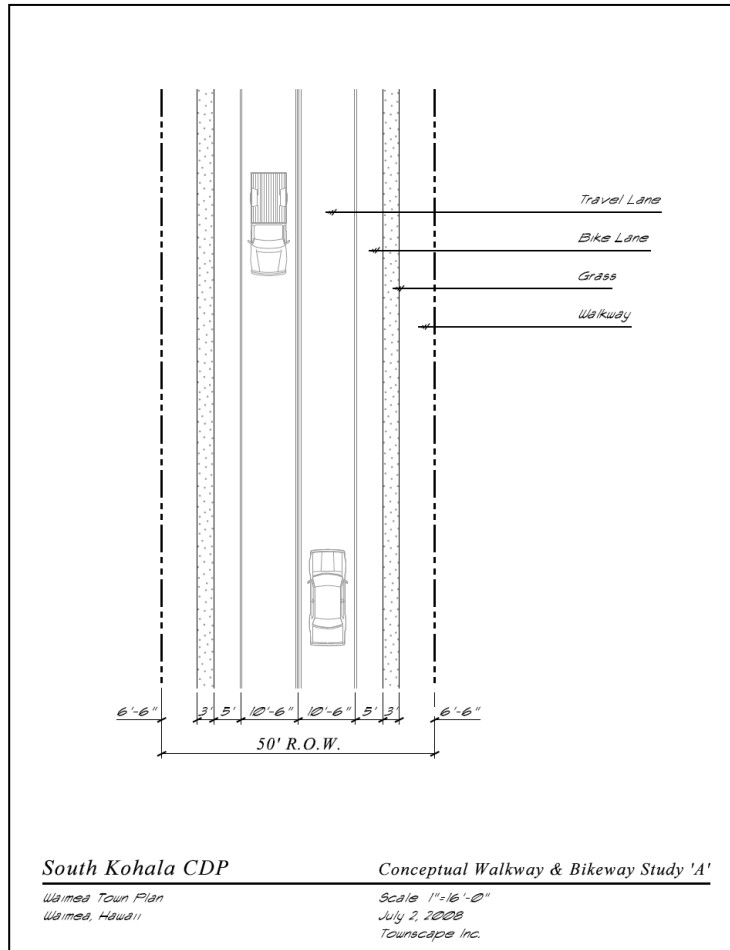
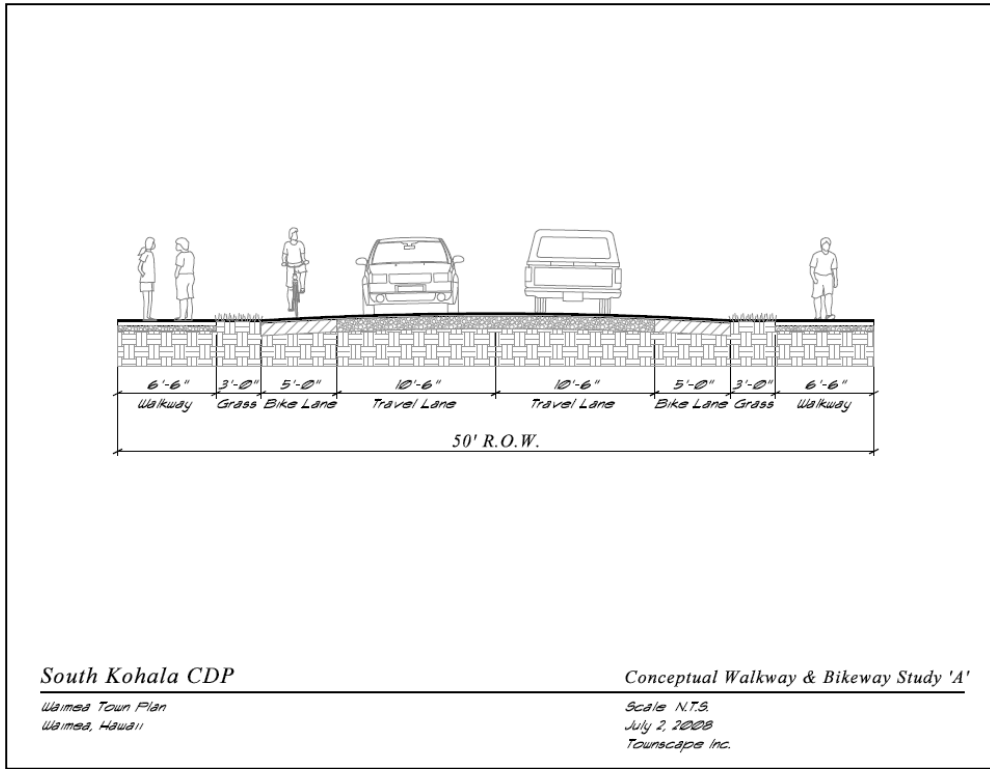
APPENDIX F: South Kohala Wildfire Hazard Map

Note: The areas in the district that are shaded by the diagonal blue lines on the map are areas considered to be wildfire hazard areas.

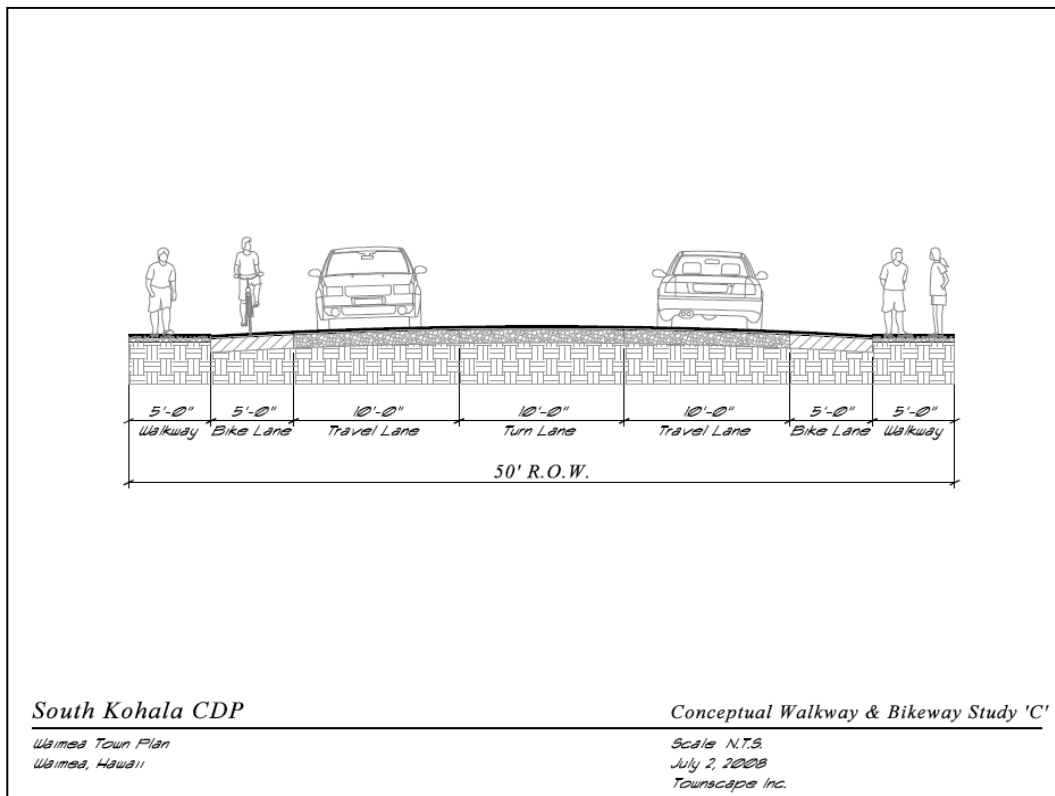
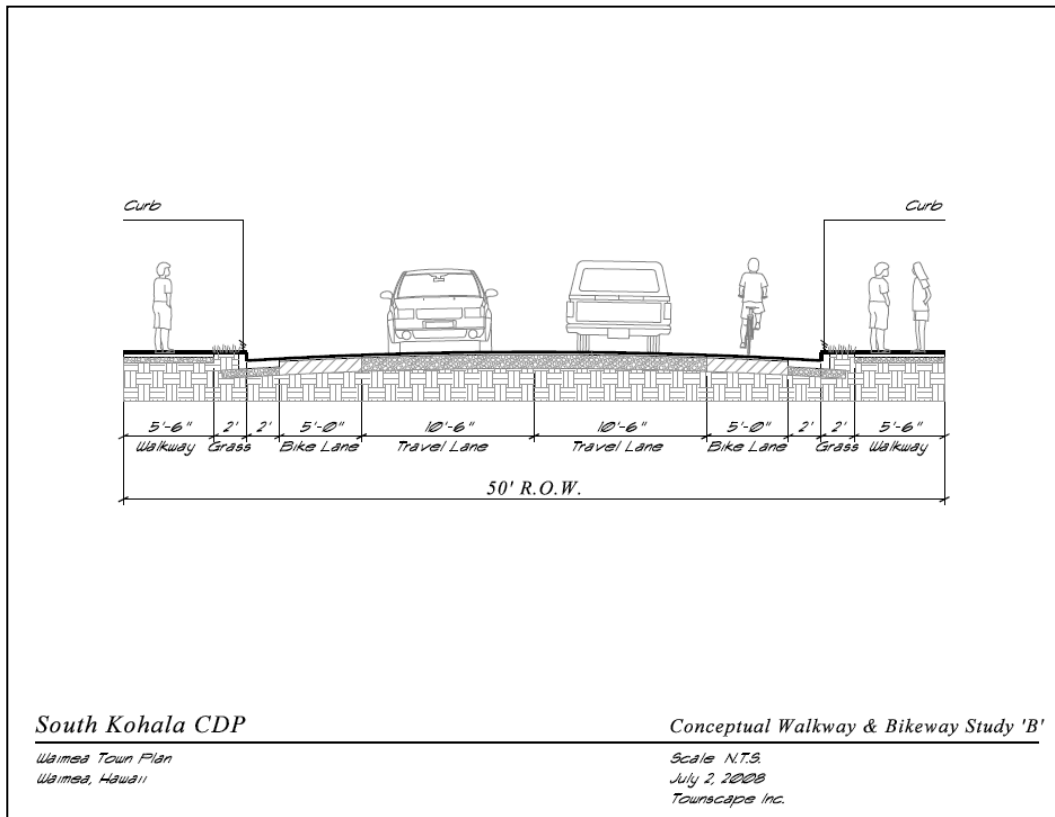


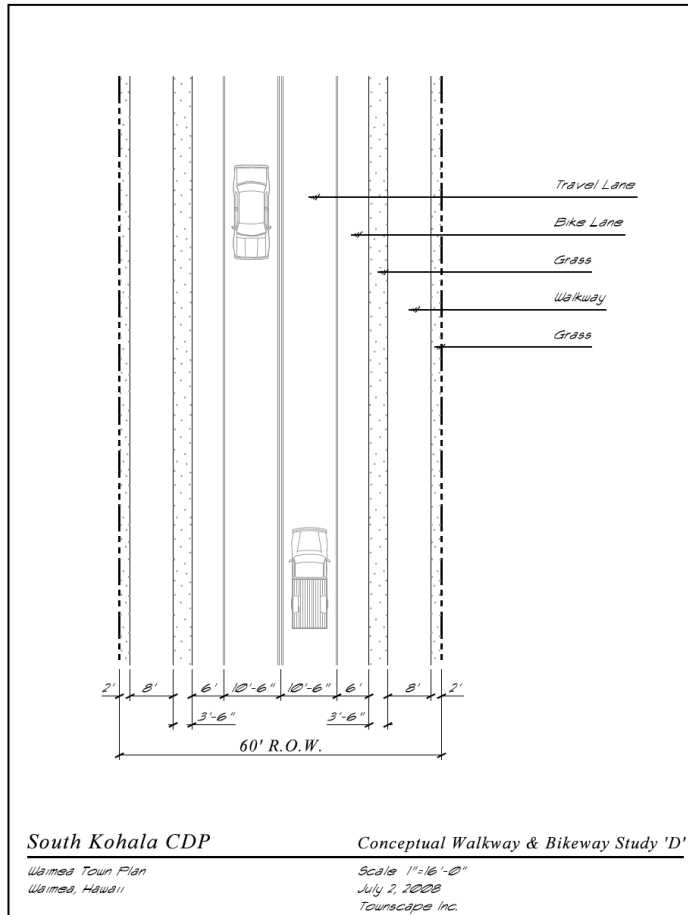
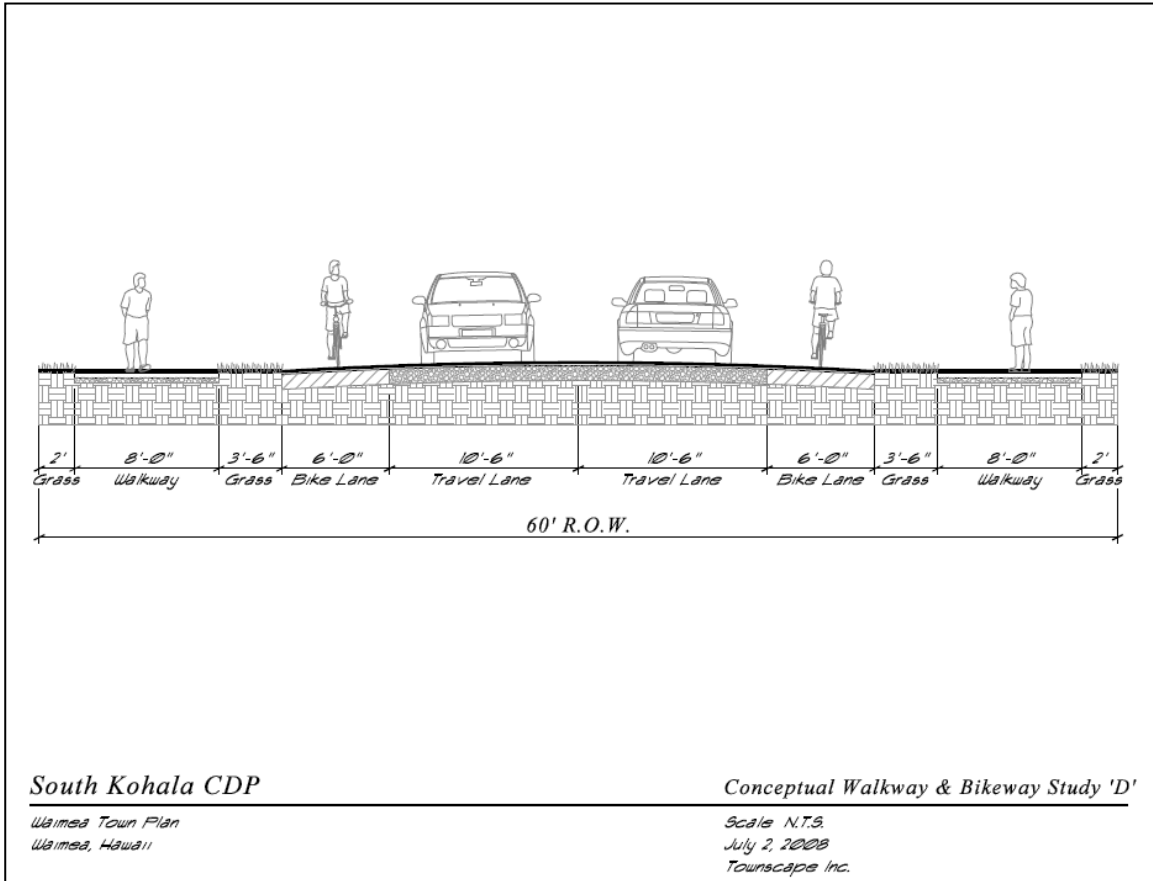
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Appendix G: Walkway and Bikeway Diagrams for Waimea

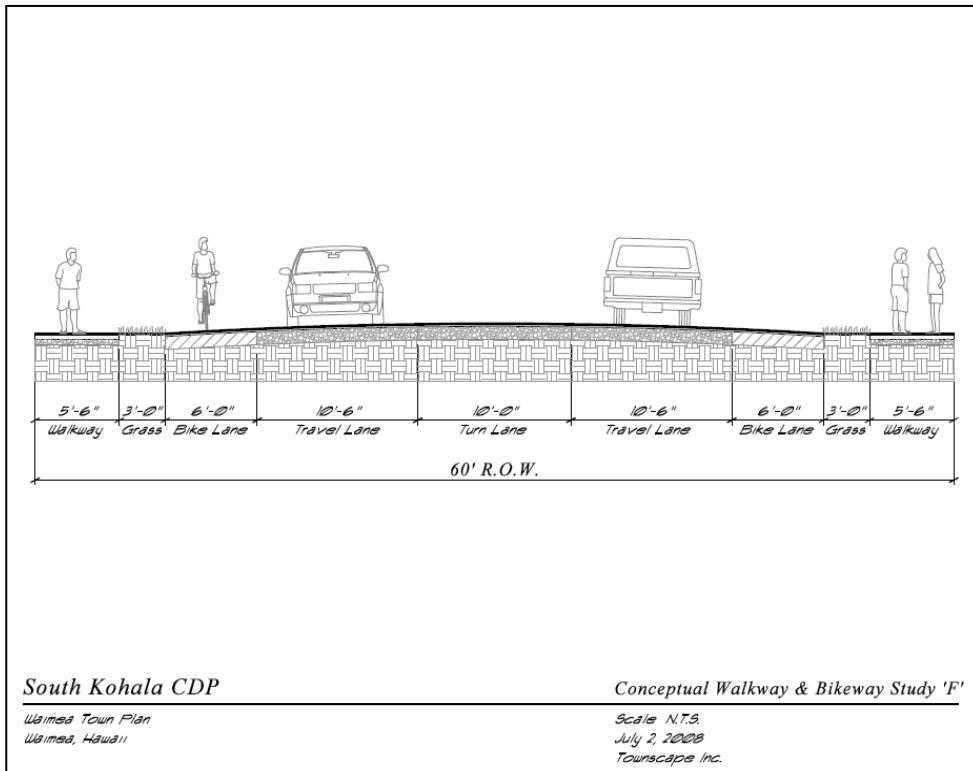
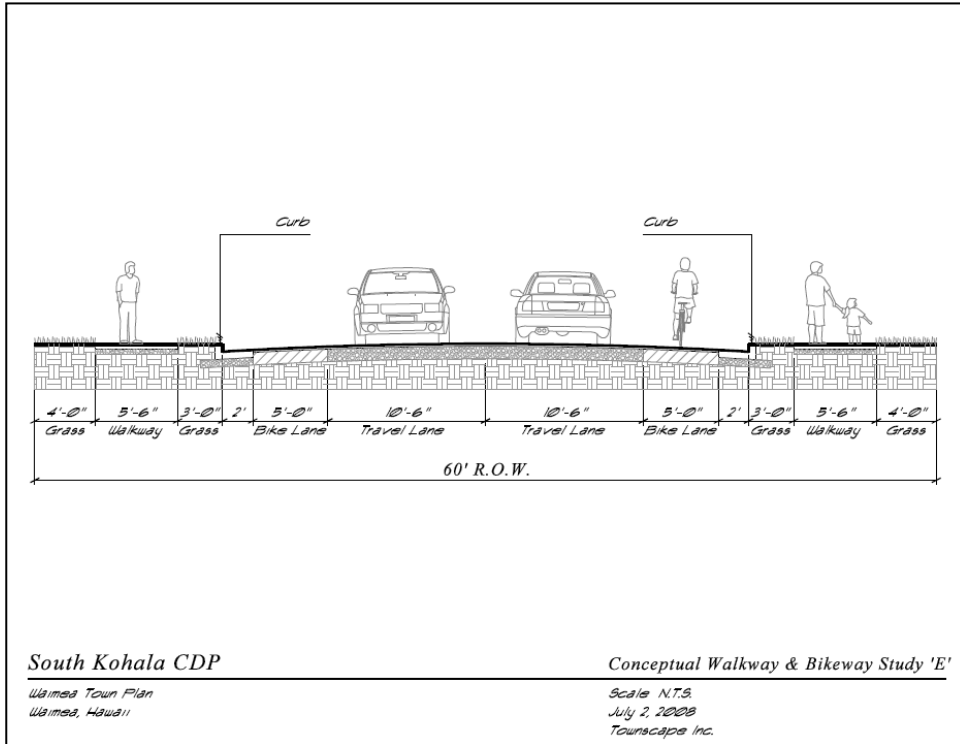


APPENDIX G: Walkway and Bikeway Diagrams for Waimea





APPENDIX G: Walkway and Bikeway Diagrams for Waimea



APPENDIX H: Suggested Recreational Trails, Bikeways, and Pedestrian-ways for South Kohala

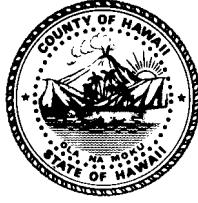
No.	Name of Trails	Start / End	Description
1	Waimea Trail and Greenway Phase I and II	Along Waikoloa Stream from vicinity of Lālāmilo field system to Church Row	Stream side trail
2	Expansion of Waimea Trail and Greenway Westward	Lālāmilo to Kohala Coast	Stream side trail with fingers to Paniolo Ave extension
3	Waimea Trail and Greenway expansion Eastward	Church Row to Mana Rd., possibly to Mud Lane	Trail through Pu'u Kapu hills connecting east side one lane subdivisions
4	Kapuni O Hawai'i trail	Kawaihae to Waikoloa	Mauka side of Queen Ka'ahumanu Highway paralleling utility easement.
5	Ala Kahakai National Historic Trail	See Map of Alternative C in Ala Kahakai National Historic Trail EIS (http://parkplanning.nps.gov/alka)	
6	Trails detailed in the Kohala Watershed Management Plan	See Trails and Public Recreational Use Area Maps (www.state.hi.us/dlnr/dofaw/wpp/KW_P_MgmtPlan_Dec07.mkp.2.pdf)	
7	Trails detailed in the Parker Ranch Equestrian Plan	See Parker Ranch 2020 Equestrian Plan	
8	Māmalahoa Highway Pathway	Waimea in vicinity of Waimea District Park 6.3 miles to South	Makai side of highway, paralleling DOT's alignment and utility pole line, also hooks up with old Māmalahoa road
9	Bike/Ped Network along existing and proposed roadways	Kawaihae, Māmalahoa; Lālāmilo and Parker Ranch Connector roads	Incorporate equestrian, walking and bicycle use as part of "Complete Street" concept
10	Waikoloa Emergency Access Road	Hulu St. to Queen Ka'ahumanu Highway	Non motorized transportation and recreational corridor

APPENDIX H: Suggested Recreational Trails, Bikeways, and Pedestrian-ways for South Kohala

No.	Name of Trails	Start / End	Description
11	Kawaihae village pedestrian and bicycle network	Kawaihae Village area, along Akoni Pule Highway	Non-motorized transportation and recreational corridor
12	Puakō and Waikoloa village fire break roads	Waikoloa Village and Puakō	Use of fire breaks for recreational use
13	Walkways along second access to Queen Ka'ahumanu Highway	Waikoloa Village to Queen Ka'ahumanu Highway	Include walking and bicycling facilities along roadway
14	Trails described in Nino Walker's Paths in the Country Map	See www.waimeaplan.org	

APPENDIX I: Hawai'i County Council Bill 297 re: CDP Action Committees:

COUNTY OF HAWAI'I



STATE OF HAWAI'I

ORDINANCE NO. _____
BILL NO. _____

AN ORDINANCE AMENDING CHAPTER 16, HAWAI'I COUNTY CODE 1983 (2005 EDITION, AS AMENDED), ESTABLISHING A FRAMEWORK FOR THE COMMUNITY DEVELOPMENT PLANS AND ESTABLISHING THE COMMUNITY DEVELOPMENT PLAN (CDP) ACTION COMMITTEE.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI'I:

SECTION 1. Purpose. The purposes of this ordinance are: 1) to establish a framework to adopt and amend the Community Development Plans and 2) to establish the Community Development Plan (CDP) Action Committee that shall succeed each CDP Steering Committee upon adoption of a community development plan by the County Council.

SECTION 2. Chapter 16, Hawai'i County Code 1983 (2005 Edition, as amended), is amended by grouping the existing sections relating to the General Plan into an article to read as follows:

“Article 1. General Plan

Section 16-1. The County of Hawai'i general plan.

- (a) That certain planning code known and designated as “County of Hawai'i general plan,” as adopted on December 5, 1971, by the council of the County of Hawai'i, is hereby adopted by reference, subject to later amendments by ordinance, and may be cited as the “general plan.”*
- (b) A copy of the general plan and amendments shall be available for public inspection at the planning department.”

SECTION 3. Chapter 16, Hawai'i County Code 1983 (2005 Edition, as amended), is amended by adding a new article to read as follows:

“Article 2. Community Development Plans

Section 16-2. Adoption of community development plans. The community development plans listed below are adopted and incorporated by

reference. A copy of the plans and amendments shall be available for public inspection at the planning department.

Section 16-3. Review and amendment. A comprehensive review of the community development plans shall commence within ten (10) years from the date of adoption.”

SECTION 4. Chapter 16, Hawai'i County Code 1983 (2005 Edition, as amended), is amended by adding a new article called “CDP Action Committee” to read as follows:

“Article 3. CDP Action Committees

Section 16-4 CDP Action Committees.

- (a) A Community Development Plan (CDP) Action Committee shall succeed each CDP Steering Committee upon adoption of a community development plan.
- (b) The purpose of the CDP Action Committee is to be a proactive, community-based steward of the plan’s implementation and update.
- (c) The Planning Department shall administer the CDP Action Committees and be responsible for developing a selection process for committee members and establishing rules of procedure, as needed.

Section 16-5. Membership and tenure.

- (a) The CDP Action Committee shall consist of 9 (nine) members. All members shall have a primary residence in the area covered by the CDP. The members shall be appointed by the Mayor and approved by the County Council. Prior service as a member of a CDP steering committee shall not disqualify an individual from serving on the CDP Action Committee.
- (b) The members shall serve staggered terms of four years. Upon the initial appointment of the committee, three members shall serve for a term of two years, three members for a term of three years, and three members for a term of four years. When the term of a member expires, the member shall continue to serve until a successor is appointed. Members whose terms expire may not be reappointed for at least two years, however, members appointed for one year or less may be reappointed for an additional term without the passage of two years' time.
- (c) The membership should reflect a broad cross-section of the community. The community development plan may specify more detailed selection criteria consistent with this objective.
- (d) A chairperson shall be elected from its membership annually.

- (e) Except as provided in this section, the committee shall be governed by the County Charter, section 13-4.

Section 16-6. Duties and responsibilities of the CDP action committees.

The duties and responsibilities of the committee are:

- (1) Provide ongoing guidance and advocacy to advance implementation of the CDP goals, objectives, policies, and actions;
- (2) Broaden community awareness of the CDP and build partnerships, as appropriate, with governmental and community-based organizations to implement CDP policies and actions;
- (3) Take into consideration state-wide objectives and legislation for long-term and sustainable plans for the island as a whole;
- (4) Provide timely recommendations to the county on priorities relating to the county operational budget and the CIP budget and program;
- (5) Receive briefings, as requested, from the planning department on pending and approved permit applications involving property located within the planning area, and on other issues related to the CDP;
- (6) Receive briefings from other county agencies, as requested, on priority actions identified in the CDP, which briefings may be integrated and consolidated by the mayor's office or the planning department into a plan of action for the forthcoming year and a status report on the current year's plan of action;
- (7) Monitor the progress and effectiveness of the CDP including the need for CDP revisions based on emerging statewide plans, new technologies, innovative ideas, or changing conditions;
- (8) Review and make recommendations on interim amendments to the CDP;
- (9) Serve as the steering committee, as set forth in the General Plan, in any comprehensive update of the CDP;
- (10) Provide recommendations to amend the General Plan; and
- (11) Carry out other duties specified in the CDP and/or in agreement with the Planning Department."

SECTION 5. Material to be repealed is bracketed and stricken. New material is underscored. In printing this ordinance, the brackets, bracketed material, and underscoring need not be included.

SECTION 6. If any provision of this ordinance or the application thereof to any person or circumstance, is held invalid, such invalidity shall not affect other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.