

**Meeting of South Kohala CDP Action Committee
July 26, 2010 Waimea Senior Center**

Committee Members Present: Nancy Alvord, Mike Fischer, Robin Inaba, Leonard Librizzi, Jeannie Palermo, Achahn Schulze, Fran Tabor. **Absent:** Margaret Horwatt

Others: Project Manager Allen Salavea; members of the public Patti Cook, Donald Cox, Anne and David Gomes, William Sanborn, Riley Smith, Brian Thomas, Sherman Warner, Margaret Wille; Recorder Judith Graham

Handouts: Draft Operating Guidelines with comments; Land Use/Permit Report 7/26/10; Letter 7/14/10 to Ron Terry from BJ Leithead-Todd regarding early consultation on an environmental assessment for an HPA lease of 135 acres of State land.

The meeting began at 5:05 pm.

STATEMENTS FROM THE PUBLIC

Margaret Wille understood that the AC was supposed to select an interim member when a vacancy occurred; she recommended Jojo Tanimoto of Kawaihae. When meeting with communities, she said, check their status on the topic of subdivisions. She emphasized the importance of maximizing communication. Regarding the Operating Guidelines, she said subcommittees were not subject to the Sunshine Law and queried whether three minutes of public testimony applied to the whole agenda or individual topics.

She felt she should not need to bring 10 copies of materials to submit to the AC; distribution through the website would be better. She has had trouble getting an advance copy of the AC's agenda.

Approval of Minutes

Minutes from the meeting of June 28, 2010 had three corrections. Two corrections noted typographical errors and Nancy Alvord's correction read: "Nancy Alvord: The Hawaii Leeward Planning Conference, of which she was considering become a member, meets monthly....She attended the Mayor's Talk Story, and although the AC was supposed to be discussed, it was not."

PRESENTATION

1) Role of SKCDP AC and WCA's Design and Review Committee Regarding Land Use Issues

Margaret Wille believed the role of the AC was to get information out; therefore the website should be used. Subdivisions are stressed in the CDP. The AC should provide additional ways for the public to participate.

She suggested that the additional duties of the AC on page 148 of the CDP should appear in the Operating Guidelines. The power of the AC is important to her. She also mentioned two issues in connection with the Acree development at Kawaihae: the shoreline trail and the turn off from the highway.

The Design and Review Committee consults a checklist and the CDP prior to giving comments. How is a project consistent with these, and if inconsistent, why? She said the Committee doesn't cover subdivisions. She submitted materials to the AC including a recent Supreme Court decision.

AC Member Robin Inaba, an architect, said the plan review process (which the Design and Review Committee participates in) is part of the building permit process. Plan review is done by the Planning Department and includes landscaping, drainage, parking, etc. She said the Planning Department has a checklist of requirements. When a project is in plan review, it has already been approved to exist. The Planning Department may set conditions.

Allen Salavea noted that subdivision precedes plan review.

Bill Sanborn observed that the historic role of the Waimea Community Association was to be able to at least review projects. Presently the Design and Review Committee appears to be the only connection available. The Association would like to make community input available.

REPORTS

2) SKCDP Action Committee Vacancy

Allen Salavea reported that interviews were held on July 21. The applicant list now goes to the Planning Director, then to the Mayor, then for confirmation to the County Council. The process can take two to three months.

3) Land Use Permit Activity Report

Some members had experienced difficulties accessing advance distribution of this report by email. Nancy Alvord noted several TMKs shown in the report appeared to be in error. Allen Salavea drew attention to two subdivision items, one along Kawaihae Road and one at Mauna Kea Resort. A letter included among the AC's handouts was a review of a request to perform an environmental assessment and was included for the AC's information. Allen will copy the AC on his own project reviews for the Planning Department as part of the handout packets.

4) Liaison Reports from Previous Month

There were none.

5) Subcommittee Reports and Updates

Puako: Nancy Alvord and Jeannie Palermo have made progress on their work plan. Nancy attended a Puako Community Association meeting. Puako has obtained a \$60,000 grant to cover costs for road clearance in connection with the fuel break project. The County has promised to assist with green waste. The Association hopes to finish clearing and mulch work by the end of summer.

Puako wants some conservancy signage placed at the shoreline accesses but is meeting permitting roadblocks. The Association has funds to pay for the signs.

There is concern about location of the Kawaihae Bypass which may stress Puako's environment if it joins the highway at the Puako intersection. The Aina Lea project is also a concern of the Puako Community Association and the Mauna Lani Resort Association because of the potential for stress on the infrastructure and resources in those areas resulting from the added population in the Aina Lea development. Jeannie will forward communications on the subject from community attorneys to Allen Salavea. Topics include additional population using the beaches and roads.

The relevant coverage of the Puako issues in the CDP is vague. A question was raised regarding the possibility of amending the CDP to clarify the community's concerns about these issues. Allen Salavea responded that CDP updates and revisions are permitted but must represent community sentiment and be reviewed at the community level.

Kawaihae Wells: No report.

Waimea: Fran Tabor and Leonard Librizzi have walked the Waimea stream trail. The CDP emphasizes preservation of trees. Over 300 trees along the trail were tagged by an arborist. This subcommittee's work plan is still preliminary. They need to review the trail's environmental assessment when it is published. Leonard plans to look at updated

FEMA maps. He has received pictures of fiberglass bridges. ADA requirements are being considered.

Robin Inaba noted that some of these issues are very technical. She asked if the subcommittee had met with Clem Lam of Waimea Trails and Greenways.

Waikoloa: Mike Fischer said there were only a few Waikoloa items in the CDP that are realistic for the AC to address. He had met with the Waikoloa Village Association regarding Hulu Street not becoming a thoroughfare. The plan is to keep it gated and open the gate in emergencies. A hot issue is a community center; it might need to be privately funded.

Mike asked permission to expand his subcommittee focus to include district-wide issues and wants to meet with Councilman Pete Hoffmann regarding possible legislation.

OLD BUSINESS

6) Proposed South Kohala CDP Website

Mike Fischer acknowledged this is an important topic, but it was not addressed further at this meeting.

7) Review Draft Operating Guidelines

This topic was tabled. Members should be prepared to vote at the next meeting. Margaret Wille asked to have provisions on the CDP's page 148 included. Mike Fischer noted that the AC should not assume that provisions put into the Guidelines would necessarily confer power.

8) DLNR Lease of 420 Acres within *Pu'u* Protection Zone

AC member Margaret Horwatt was not able to attend this meeting and has the information on this subject. The chair committed to pursue the topic at the next meeting. Fran Tabor noted that a California community has ridgeline protection provisions and will give a copy to Mike Fischer. It was noted that there is a state law that encourages public access for leases. Thus, there is already a model in place.

STATEMENTS FROM THE PUBLIC

Referring to his experience on a variety of boards and commissions, **Riley Smith** believed that the proper format, a protocol of the Corporation Counsel, was for the public

to testify at the beginning and end of meetings. Only the chair should ask for input from the public. It was confusing to him to have non AC members participating during the AC's discussions. He emphasized learning procedures and recommended a beginning-and-end format for public testimony.

Bill Sanborn believed that the emergency access for Waikoloa was a gravel road and residents did not know who had the key to access it. Regarding a bus stop or terminal, the discussion at the Traffic Safety Committee on this topic had seemed to surprise Tom Brown (who oversees Hele On for the County). The termination stop is a layover for drivers and possible restroom stop. People are parking at the shopping center and then riding. He suggested that a lot next to the Waimea Post Office is owned by Parker Ranch, which might be interested in selling it for this purpose.

Margaret Wille described past hopes for a district high school in Waimea. People are upset that it never happened. She feels the AC's role is to balance the Planning Department. She agreed with Riley Smith's views.

David Gomes observed that in the 1980s there was a plan to extend Paniolo Avenue to Kawaihae Road. A high school to serve Puako, Waikoloa, Kawaihae and Waimea was discussed then.

Sherman Warner said the State Department of Education has an objective procedure. The matter of a high school is not a question for a community lobby. He noted that Waimea Elementary School anticipates a decline of 100 students.

ANNOUNCEMENTS

On August 13 there will be a health conference at the Waikoloa Outrigger Hotel. It is an initiative of the Mayor to achieve better medical care for the island, including attracting and retaining physicians.

NEXT MEETING AND ITS AGENDA

Because the fourth Monday of August is a State furlough day, the AC will meet the following Monday on **August 30**. For agenda requests, please send input to Mike Fischer or Allen Salavea within 10 days.

The meeting concluded at 6:50 pm.

