



HAWAI'I COUNTY COUNCIL

AGENDA 4th Session COMMITTEE ON PLANNING

Bobby Jean Leithead-Todd, *Chair*
J. Curtis Tyler, III, *Vice Chair*
James Y. Arakaki, *Member*
Aaron S. Y. Chung, *Member*
Leningrad Elarionoff, *Member*
Julie Jacobson, *Member*
Nancy Pisicchio, *Member*
Gary Safarik, *Member*
Dominic Yagong, *Member*

DATE: February 6, 2001 (Tuesday)
PLACE: Councilroom
TIME: 1:30 p.m.

CALL TO ORDER

STATEMENTS FROM THE PUBLIC ON ITEMS ON THE AGENDA

REFERRALS

Comm. 84: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO
(Bill 24) ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF
THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT
CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL
PC: Recs. Bill 24, (RS-10) TO NEIGHBORHOOD COMMERCIAL (CN-10) AT
Draft 2, pass 1st rdg. WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP
(Note: Bill 24, Dr. 2, KEY 2-2-34:95 (Approximately 12,473.5 Square Feet)
was circulated at the Applicant: Bernard and Rita Soares
meeting) From Mayor Harry Kim, dated January 12, 2001, transmitting a letter
and above bill from Planning Commission Chair Geraldine M. Giffin.

UNFINISHED BUSINESS

- Comm. 619:
(Bill 195)
(2000)
**PC: Recs. Bill 195,
Draft 3, pass 1st rdg.**
**(Note: Bill 195,
Drafts 2 & 3, were
circulated at the
meeting. Close file
on all related
communications)**
- ORDINANCE BILL AMENDING SECTION 25-8-22 (PUNA DISTRICT ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO INDUSTRIAL-COMMERCIAL MIXED USE (MCX-20) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-6-03:PORTION OF 7 (Approximately 32.028 Acres)
Applicant: W. H. Shipman, Ltd.
From Mayor Stephen K. Yamashiro, dated January 7, 2000, transmitting a letter and above bill from Planning Commission Chair Richard B. Baker, Jr.
- Comm. 27.1:
(Bill 195)
(Draft 2)
- From Planning Committee Chair Bobby Jean Leithead-Todd, dated January 22, 2001, transmitting Bill 195, Draft 2, which includes amendments, as listed.
- Comm. 619.001:
(2000)
- From Eric Weinert, Senior Vice President, Sales and Marketing, Hawai'i Pride, LLC, expressing his support for the development of a Regional Shopping Center in Kea'au by W. H. Shipman.
- Comm. 619.002:
(2000)
- From Jon Olson, dated February 1, 2000, opposing the request for new traffic signal sequences on the newly constructed bypass section of Highway 130 by W. H. Shipman for reasons, as stated, in his letter.
- Comm. 619.003:
(2000)
- From Glenn Santos, Director, Hawai'i Island Chamber of Commerce, dated February 1, 2000, stating the Chamber's full support of the rezoning request by W. H. Shipman, Ltd.
- Comm. 619.004:
(2000)
- From David Miranda suggesting that the County insist that W. H. Shipman and the State reconsider the proposed intersection that would service the Shipman Kea'au Gateway Project for reasons, as stated, in his letter.
- Comm. 619.005:
(2000)
- From Paula Z. Helfrich, President, Hawai'i Island Economic Development Board, dated January 29, 2000, stating the Board's support of the Shipman Gateway Park.
- Comm. 619.006:
(2000)
- From Bonnie Bator and 'Ohana, dated February 1, 2000, commenting on Bill 195 and requesting its deferral until the \$18.5 million Kea'au Bypass Road is completed.

- Comm. 619.007: From Jesse Dawn, Founder of Vision "I", dated February 1, 2000, (2000) commenting on traffic and other concerns, which would occur, should the rezoning request by Shipman be allowed.
- Comm. 619.008: From Diane Gentry, dated January 28, 2000, submitting information (2000) relating to traffic safety concerns regarding the Change of Zone Application by Shipman, Ltd.
- Comm. 619.009: From David Miranda commenting on Shipman's proposed (2000) development of a new shopping center and its negative traffic impacts.
- Comm. 619.010: From Tate Robinson, Vice President of Hawaiian Natural Water (2000) Company, Inc. (Lessee), & Hawai'i Brewery Development Company, Inc. (Owner/Lessor), dated March 22, 2000, stating that as an owner of an adjacent parcel of property located directly downslope of the proposed Shipman development being considered for a zoning change, requests that the Planning Committee deny the requested land use zoning change based on the reasons, as listed.
- Comm. 619.011: From Robert G. Chase, Ph.D., & E. Anne Chase, dated March 15, (2000) 2000, expressing their opposition to the request to modify the Volcano-Kea'au Bypass intersection in regards to Bill 195, for reasons, as listed (although they are not opposed to the proposed 32-acre shopping center).
- Comm. 619.012: From Adam J. Langford, "The Attorney's Assistant", dated March 23, (2000) 2000, in favor of W. H. Shipman, Ltd.'s, industrial-commercial zoning request.
- Comm. 619.013: From Paula Z. Helfrich, President, Hawai'i Island Economic (2000) Development Board, dated March 23, 2000, in support of the Shipman Gateway Center.
- Comm. 619.014: From Tom Nelson, Puna Kamalii Flowers, Inc., in support of the (2000) Gateway Shopping Center.
- Comm. 619.015: From David W. Fukumoto, President, Fuku-Bonsai Cultural Center & (2000) Hawai'i State Bonsai Repository, dated March 20, 2000, expressing his strong opposition to creating an intersection where the Kea'au By-Pass Road meets Volcano Highway, for reasons, as listed, in regards to Bill 195.

- Comm. 619.016: From Kazu Hayashida, Director of Transportation, Department of Transportation, State of Hawai'i, dated August 11, 2000, providing their comments and recommendations to the proposed change of zone for the Kea'au Gateway Center, as requested, at the Planning Committee Public Hearing held on March 22, 2000 at the Kea'au Community Center.
(2000)
- Comm. 619.017: Copy of a letter to Mr. Alan M. Okamoto (Nakamoto, Okamoto and Yamamoto), from Kazu Hayashida, Director of Transportation, Department of Transportation, State of Hawai'i, dated August 11, 2000, acknowledging receipt of their letter dated April 20, 2000, which transmitted an "*Assessment of the Traffic Impact Analysis Report (TIAR) in County Environmental Report Submitted by W. H. Shipman Limited to Hawaii County of September 27, 1997 (sic)*", dated April 15, 2000, by Panos D. Prevedouros, Ph.D.
(2000)
- Comm. 27: From Hugh H. Willocks, President, Board of Directors, W. H. Shipman Business Park Owners Association, dated December 4, 2000, supporting the construction of the Gateway Center on land adjacent to their commercial subdivision in Kea'au.
(2000)
- Comm. 27.2: From Dr. Phil Barnes, Chair, Moku Loa Group of the Sierra Club, dated January 15, 2001, opposing the proposed shopping center at the intersection of Highways 130 and 11 at the entrance to the Kea'au bypass.
- Comm. 27.3: From Bonnie Bator & 'Ohana, dated January 23, 2001, commenting on W. H. Shipman Ltd.'s proposal requesting Industrial-Commercial Mixed district classification and urging the Committee to deny the proposal for reasons, as listed.
- Comm. 27.4: From Nancy Cabral, Owner/President, Day-Lum, Inc. and Day-Lum Rentals & Management, Inc., dated January 23, 2001, supporting W. H. Shipman Ltd.'s proposed new venture (Gateway Shopping Center).
- Comm. 27.5: From David W. Fukumoto, President, Fuku-Bonsai Cultural Center & Hawaii State Bonsai Repository, dated January 19, 2001, in opposition to the proposed intersection at the Pahoia By-Pass.
- Comm. 27.6: From Bonnie Goodell, Planning for Sustainability, dated January 23, 2001, opposing Bill 195 (rezoning for a shopping center for W. H. Shipman).

- Comm. 27.7: From Paula Z. Helfrich, President, Hawaii Island Economic Development Board (HIEDB), commenting on the Gateway Center (Kea'au). States it is HIEDB's philosophy that Kea'au Town and its surrounds would become a center of learning, agricultural distribution, and community services. Looks forward to further progress in the planned rejuvenation of Kea'au Town Center, the addition of the Kamehameha Schools Campus, Gateway Center, and the Puna Market Center.
- Comm. 27.8: From Leslie Isemoto, President, Hawaii Island Contractors' Association (HICA), dated January 23, 2001, pledging on behalf of the 181 members and 153 companies of HICA, their full support for the developments (Kea'au Gateway project) of W. H. Shipman, Ltd.
- Comm. 27.9: From James R. Kennedy, Vice President, Hawaii Island Chamber of Commerce, and Chair of its Economic Development Committee, dated January 23, 2001, stating that the Chamber (representing more than 400 businesses) strongly supports the Gateway Center's zoning request.
- Comm. 27.10: From John Kimura, representing The Shipman Business Park Association, stating that their Association has gone on record in support of the proposed Gateway Center located adjacent to their Business Park.
- Comm. 27.11: From Carl H. Okuyama, Chairman/CEO, Sure Save Supermarket, dated January 23, 2001, supporting the Gateway Shopping Center and recommending the County Council approve the requested zoning, contingent that the proposed development be located in the Kea'au Town or an area adjacent to the Kea'au ballpark (they support business growth and services for the people of the District of Puna).
- Comm. 27.12: From Mary Marvin Porter, Island Eyes Video Journalism, dated January 20, 2001, opposing the development of a Regional Shopping Center by Shipman.

STATEMENTS FROM THE PUBLIC

ADJOURNMENT

The meeting place is accessible for persons with physical disabilities. Persons who need special accommodations to attend this meeting should call 961-8245 by Friday, February 2, 2001. Persons using TDDs may call 961-8521.

(Copies of this agenda and the communications are posted and filed at the County Clerk's Office, 25 Aupuni St., Hilo; the Office of the Mayor, 75-5706 Kuakini Highway, Suite 103, Kailua-Kona; and the Kona Councilmembers' Office, 77-6399 Nalani St., Suite 104, Kailua-Kona. For further information, please call 961-8245. Those wishing to testify, please register with the County Clerk's staff prior to the convening of the meeting. If possible, submit fifteen (15) written copies of testimony to staff prior to the convening of the meeting.)

GOVERNMENT ACCESS TELEVISION: Channel 9 (Hilo) and Channel 12 (Kona)
The Public Works & Intergovernmental Relations Committee; Human Services & Economic Development Committee; and Finance Committee meetings can be seen on Tuesday, February 13 at 8:30 p. m. and Tuesday, February 20 at 8:30 p.m. The Planning Committee meeting can be seen on Thursday, February 15 at 8:30 p.m. and Thursday, February 22 at 8:30 p.m. All the above meetings will be aired on Sunday, February 25 at 9 a.m.