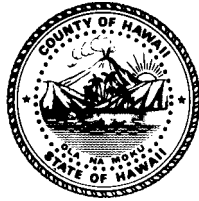


Bobby Jean Leithead-Todd  
*Chair*

J. Curtis Tyler, III  
*Vice Chair*



Aaron S.Y. Chung, *Member*  
James Y. Arakaki, *Member*  
Leningrad Elarionoff, *Member*  
Julie Jacobson, *Member*  
Nancy Pisicchio, *Member*  
Gary Safarik, *Member*  
Dominic Yagong, *Member*

**HAWAI'I COUNTY COUNCIL  
COMMITTEE ON PLANNING  
33rd Session**

**DATE:** October 8, 2002 (Tuesday)  
**PLACE:** Councilroom  
**TIME:** 1:30 p.m.

**(Note: Please turn cell phones, pagers and other mobile communication devices on silent mode.)**

**CALL TO ORDER**

**STATEMENTS FROM THE PUBLIC ON ITEMS ON THE AGENDA**

**REFERRALS:**

Comm. 759:  
(Bill 265)

**AN ORDINANCE AMENDING CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, RELATING TO SCENIC CORRIDOR OVERLAY DISTRICTS**

From Councilwoman Nancy Pisicchio, dated September 24, 2002, transmitting the attached bill regarding Scenic Corridor Overlay Districts. This amendment will serve as a policy framework for the creation of Scenic Corridor Overlay zones in the County of Hawai'i. However, for an individual highway to be designated as a "Scenic Corridor", a separate Corridor Management Plan and accompanying enabling ordinance would be required to be approved by the County Council. Such an ordinance will establish standards and conditions specific to an individual section of highways.

**REFER TO THE PLANNING COMMISSION FOR REVIEW AND CONSIDERATION.**

**UNFINISHED BUSINESS:**

Comm. 493:  
(Bill 163)

**AN ORDINANCE ADOPTING THE COUNTY OF HAWAI'I GENERAL PLAN AND REPEALING ORDINANCE NO. 89 142, AS AMENDED**

From Mayor Harry Kim, dated January 16, 2002, transmitting a letter and the above bill from Planning Commission Chair Geraldine M. Giffin. Also attached with the submittal from Ms. Giffin are documents related to the proposed revision.

**As required by the Hawai'i County Charter, the County Council in 1971 adopted by ordinance a General Plan which set forth the Council's policy for long range comprehensive physical development for the County. The General Plan also required five and ten year comprehensive reviews and updates to maintain the Plan's dynamism and flexibility to accommodate major changes and trends within the County.**

**This bill proposes numerous amendments to the General Plan as part of the current comprehensive review, including revisions to the following elements and components: Economic, Energy, Environmental Quality, Flooding and Other Natural Hazards, Historic Sites, Natural Beauty, Natural Resources and Shoreline, Housing, Public Facilities, Public Utilities, Recreation, Transportation, Land Use, the Plan's Introduction, Plan Implementation and Amendment Procedures. This bill also proposes amendments to (1) the Facilities Maps and (2) the Land Use**

**Pattern Allocation Guide Maps, which are the graphic expressions of the General Plan policies, particularly those relating to land uses.**

**In order to make amendments to the General Plan, this bill repeals Ordinance No. 89-142 (1989 General Plan) and replaces it in its entirety. The bill is available upon request or for inspection 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. Copies of the Official version and the unofficial Ramseyered version of the bill showing the proposed changes to the 1989 General Plan are available upon request or for inspection at the above mentioned offices.**

***Close file on Comm. No. 493 and Defer Bill 163; and close file on Comms. 493.1 to 493.131***

- Comm. 493.8: From Planning Committee Chair Bobby Jean Leithead-Todd, dated February 7, 2002, submitting for duplication purposes, transmittal by the Revised General Plan identified as Appendix A, which was part of Communication 493.
- Comm. 493.1: Copy of a facsimile to Alfred Robello, Executive Assistant to the Council Chair, from Gretchen Lawson, dated March 9, 2000, submitting background information on the MIRA (Managing Information in Rural America), grant from the W. K. Kellogg Foundation, and stating that she and Ann Peterson wish to do a presentation to the Council regarding the General Plan revision on behalf of the MIRA group.  
***(NOTE: A presentation by Ms. Lawson and Ms. Peterson was made at the PC's workshop on the General Plan on June 19, 2002 in Kailua-Kona)***
- Comm. 493.2: From Stephanie Naihe Cabinis, Hawaiian Civic Club; Rose Rosimo, Kohala Filipina Community Association; Elsie Candelario, Kohala Puerto Rican Club; Mike Isaacs, Kohala Historic and Cultural Preservation Group; Arakaki Store; Leslie L. Naito, H. Naito Store Inc.; C. Takata, K. Takata Store, Inc.; Takeichi Higa, Union Market, Ltd., dated March 26, 2001, expressing their concerns regarding the update of the Hawai'i County General Plan. States they are very concerned about the future land use in Kohala and want to make sure that the County hears their voices. They want the County to protect their valuable agricultural land and lifestyle, and to recognize and protect their historical resources and sites, and to preserve their access to their coastline and mountains and to protect Kohala from encroaching and inappropriate developments.
- Comm. 493.3: From Mary Sky Schoolcraft, dated March 28, 2001, transmitting a copy of her letter to Planning Director Chris Yuen and County Planner Norman Hayashi, regarding her comments on the preliminary draft II of the County of Hawai'i General Plan Revisions.
- Comm. 493.4: From Janice Palma-Glennie, dated July 7, 2001, transmitting her testimony presented at the Planning Commission hearing held in Kailua-Kona, commenting on the revisions to the County General Plan.
- Comm. 493.5: From J.W.A. Buyers, C. Brewer and Company, Ltd., dated August 30, 2001, transmitting a copy of letter he received from Chris Yuen, Planning Director, dated August 20, 2001, acknowledging his August 13, 2001 letter regarding the inclusion of lands at Honomu as Medium Density Urban on the General Plan Land Use Pattern Allocation Guide (LUPAG) Map in order to develop a new industry, assisted living, for our senior citizens. Requests supports of this zone change.
- Comm. 493.6: From Mayor Harry Kim, dated September 18, 2001, transmitting several letters he received from concerned citizens calling for the preservation of the coastal lands of Keopuka, adjacent to Kealakekua Bay. They support the Planning Department's Conservation designation for these coastal lands at Kealakekua Bay in the General Plan.

Comm. 493.7: From Ivan Mochida, President, Ivan Mochida Contracting, Inc., dated January 21, 2002, requesting a change in the boundaries of the low density urban to industrial use plan to include the mauka portion of Laukapu Street as shown on the attached maps. List names of eight individual property owners in the immediate area, all of whom had no objections and supports the requested change. States their reasons for the request.

**(NOTE: The following communications relating to the General Plan revision were received during or after the Planning Committee's February 20, 2002 meeting when Comm. 493 (Bill 163) was first considered. Summaries for the subject communications have been condensed. Copies of these communications are on file in the Office of the County Clerk.**

Comm. 493.9: From Michael J. Matsukawa, Esq., dated February 6, 2002.

Comm. 493.10: From Planning Director Christopher J. Yuen, dated February 19, 2002, transmitting maps reflecting the agricultural land use changes from the current General Plan (1989) to the proposed version.

Comm. 493.11: From Delan Perry, President, Big Island Farm Bureau, dated February 20, 2002.

Comm. 493.12: From Olé Fulks, Chairman of the Hawai'i Speleological Survey, dated February 19, 2002.

Comm. 493.13: From J.W.A. Buyers, Chairman, C. Brewer and Company, Limited, dated February 15, 2002.

Comm. 493.14: From Josephine L. Keliipio, dated February 20, 2002.

Comm. 493.16: From Michael Isaacs, President, Kohala Historic and Cultural Preservation Group.

Comm. 493.17: From Margaret Brewster, dated April 15, 2002.

Comm. 493.18: From Harold Murata, dated May 29, 2002.

Comm. 493.19: From Dr. Phil Barnes, Moku Loa Chair, Sierra Club.

Comm. 493.20: From Rhea Nakaya, Manager, Administration, Hawaii Electric Light Company, Inc., dated May 29, 2002.

Comm. 493.21: From Jim Bell, Planning Consultant, Belt Collins, representing the Newton Family Limited Partnership, dated May 29, 2002.

Comm. 493.22: From Gilbert S. Coloma-Agaran, Chairperson, Board of Land & Natural Resources, dated May 31, 2002.

Comm. 493.29: From Roy A. Vitousek III, Cades Schutte Fleming & Wright, dated June 17, 2002, providing information, as requested at the Planning Committee's February 20, 2002 meeting, regarding the Kohanaiki parcel in North Kona - TMK: (3) 7-3-09:3 and 16).

Comm. 493.31: From The Essene Church of Hi. Inc., Head/High Priest: Andrew James, dated June 11, 2002.

Comm. 493.34: From Bonnie Bator and 'Ohana, dated June 20, 2002.

Comm. 493.35: From Matt Binder, dated June 20, 2002.

Comm. 493.36: From G. Arlene Block, President, Waimea Outdoor Circle, dated July 1, 2002.

Comm. 493.38: From Bridget Kaleki Butler.

Comm. 493.40: From Leilani Chow and 'Ohana, dated June 27, 2002.

Comm. 493.41: From Leimana DaMate and ‘Ohana, dated June 26, 2002.

Comm. 493.42: From Ann Southwick Datta, dated June 20, 2002.

Comm. 493.44: From Roger Dilts, Ph.D., Project Director, Water Sentinels, Sierra Club, dated June 21, 2002.

Comm. 493.45: From Kathy Dorn, received June 27, 2002.

Comm. 493.47: From Bill Eger.

Comm. 493.48: Newspaper article by Dave Smith, Hawaii Tribune-Herald, dated June 12, 2002, submitted by Dennis Elwell.

Comm. 493.49: From Leina‘ala Enos, dated June 25, 2002.

Comm. 493.52: From Duane Erway, President, Plan to Protect Kona, dated June 19, 2002.

Comm. 493.53: From Charles Flaherty, dated June 20, 2002.

Comm. 493.54: From David Kimo Frankel, dated June 21, 2002.

Comm. 493.55: From Bonnie Goodell, dated June 24, 2002.

Comm. 493.56: Puna Demographic Landscape 1990 Census Population Units of 5,000 People, and other charts, maps, and comments on the General Plan.

Comm. 493.57: From Cory Harden, dated June 27, 2002.

Comm. 493.60: From Frank Jahrling, First Hawaiian Bank, for Liliuokalani Trust, dated June 19, 2002.

Comm. 493.62: From Jack Kelly, Coordinator, Keep Kealakekua Wild, and Vice President, Protect Keopuka Ohana, dated June 19, 2002.

Comm. 493.63: From Jack Kelly, Coordinator, Keep Kealakekua Wild, and Vice President, Protect Keopuka Ohana, dated June 20, 2002.

Comm. 493.65: From Merle Martin, dated July 1, 2002.

Comm. 493.66: From Michael J. Matsukawa, Attorney, dated June 20, 2002.

Comm. 493.67: From Betsy Morrigan, dated June 20, 2002.

Comm. 493.68: From Harold Murata, dated June 19, 2002.

Comm. 493.69: From Harold Murata, dated June 20, 2002.

Comm. 493.70: From Mark Olson, Ph.D., and 128 others, dated June 27, 2002.

Comm. 493.72: From Ryan Duane Parr, dated June 25, 2002.

Comm. 493.73: From K. Angel Pilago, Chairperson, Kohanaiki Ohana, dated June 19, 2002.

Comm. 493.74: From Rab S. Puri, Vice President of Public Affairs, Kona Outdoor Circle, on behalf of Na Leo Pohai.

Comm. 493.75: From John B. Ray, President, Hawaii Leeward Planning Conference, dated June 11, 2002.

Comm. 493.76: From Kevin Seiter.

Comm. 493.77: From Christine Sheppard, President, Kona Coffee Council.

Comm. 493.80: From Michael Varney, dated June 15, 2002.

Comm. 493.81: From Rick Vidgen, Manager of MacFarms of Hawaii, dated June 25, 2002.

Comm. 493.82: From Community 10 Year Planning Committee, dated June 27, 2002.

Comm. 493.83: From Marian W. Wilkins, co-president, League of Women Voters of Hawaii County, dated June 19, 2002.

Comm. 493.84: From Leighton J. Yuen, Esq. Goodsell Anderson Quinn & Stifel, Attorneys for Waikoloa Land Company, Inc. and its various affiliates and subsidiaries, dated June 27, 2002.

Comm. 493.88: From Michael J. Matsukawa, Esq., dated July 2, 2002.

Comm. 493.89: From Maile P. David, dated July 10, 2002.

Comm. 493.90: From Bob Barry, dated July 14, 2002.

Comm. 493.94: From Michael J. Matsukawa, Esq., dated July 23, 2002.

Comm. 493.95: From Steven S.C. Lim, Esq., dated July 26, 2002.

Comm. 493.96: From Jim Steenburg, Ocean View Chamber of Commerce, dated July 25, 2002.

Comm. 493.97: From Jenifer Davis, dated July 25, 2002.

Comm. 493.102: From Toni Withington.

Comm. 493.103: From Jerry Rothstein, dated July 18, 2002.

Comm. 493.104: From Lesley Patton, dated July 18, 2002.

Comm. 493.105: From Kamakani O Kohala Ohana.

Comm. 493.106: From Dannette K. Douglass, Board of Directors, Maika'i Kamakani 'O Kohala, Inc., dated July 18, 2002.

Comm. 493.107: From Jim Channon.

Comm. 493.108: From Fred Cachola, dated July 18, 2002.

Comm. 493.109: From Stephanie (Naihe) Cabaniss, President, Kohala Hawaiian Civic Club, dated July 18, 2002.

Comm. 493.110: From Dick Boyd.

Comm. 493.111: From Patricia A. Benjamin, dated July 18, 2002.

Comm. 493.112: From Burt "Daz" Alpert, Vice President, North Kohala Historic & Cultural Preservation Group, dated July 18, 2002.

Comm. 493.113: From Clyde H. Sproat and 27 other individuals of the Kohala Community, dated February 20, 2002.

Comm. 493.114: From Mabel K. Tolentino, Waimea Hawaiian Civic Club, dated August 11, 2001.

Comm. 493.115: From 1,015 Petitioners wishing to preserve and protect an open and accessible coastline for the district of North Kohala, dated July 18, 2002.

- Comm. 493.116: From Ka‘makani ‘O Kohala Ohana, Inc., submitting petition similar to Comm. 493.115 which contains 14 signatures.
- Comm. 493.117: From Merle Martin, dated August 2, 2002.
- Comm. 493.118: Copy of letter to Jim Steenburg, Ocean View Chamber of Commerce, from Planning Director Christopher J. Yuen, dated August 5, 2002.
- Comm. 493.120: From Taira Yoshimura, dated August 19, 2002.
- Comm. 493.121: From Bill Eger.
- Comm. 493.122: From Marge Elwell, dated June 20, 2002.
- Comm. 493.123: From A. Leilani Chow, dated August 20, 2002.
- Comm. 493.124: From Bonnie P. Bator and ‘Ohana, dated August 20, 2002.
- Comm. 493.125: From James R. Bell, Belt Collins Hawaii Ltd., on behalf of six individuals or Trusts, dated August 12, 2002.
- Comm. 493.126: From Planning Director Christopher J. Yuen, dated August 21, 2002.
- Comm. 493.128: From Mark A. Fabyonic, dated August 12, 2002.
- Comm. 493.129: Copy of letter to Allen Wall, President, Wall Ranch Inc., from Planning Director Christopher Yuen, dated September 6, 2002.
- Comm. 493.130: From James R. Bell, Belt Collins, Hawaii, Ltd., dated September 4, 2002.

**(NOTE: Post cards and letters supporting an Open Space designation for the coastline at Kohanaiki were received from the following individuals:)**

- Comm. 493.15: From Fred Cachola and Grant Appling.
- Comm. 493.23: From Kenneth Sasaki and 3 other individuals, dated June 2002.
- Comm. 493.24: From Dewey D. Piroietti, dated June 8, 2002.
- Comm. 493.25: From an Individual (Signature Difficult to Decipher), dated June 10, 2002.
- Comm. 493.26: From Rick White, dated June 6, 2002.
- Comm. 493.27: From Irene Howath, dated June 8, 2002.
- Comm. 493.28: From Garcia, Vasquez, and Canuali families; Barbara Koontz, and 41 other individuals.
- Comm. 493.30: From an Individual (Signature Difficult to Decipher), dated June 2002.
- Comm. 493.32: From Gordie and Lori Jaynes, dated June 2002.
- Comm. 493.33: From Ann Stevens, and 24 other individuals and couples.
- Comm. 493.37: From Marie Le Boeuf, dated June 21, 2002.
- Comm. 493.39: From Anson Chong, dated June 18, 2002.
- Comm. 493.43: From Mary Diehl, dated June 26, 2002.
- Comm. 493.46: From Susan Dursin, dated June 19, 2002.

- Comm. 493.50: From Karen Eoff, Kohanaiki 'Ohana.
- Comm. 493.51: From Karen Eoff, for Angel Pilago and Kohanaiki 'Ohana, dated June 25, 2002.
- Comm. 493.58: From Loke Hoohuli, dated June 19, 2002.
- Comm. 493.59: From Keichi Ikeda, dated June 20, 2002.
- Comm. 493.61: From Kani Keana'aina, dated June 19, 2002.
- Comm. 493.64: From Isaiah Landers, dated June 18, 2002.
- Comm. 493.71: From Janice Palma-Glennie and Alastair Glennie, dated June 19, 2002.
- Comm. 493.78: From Rebecca Shute, Assistant Coordinator for the Kohanaiki 'Ohana.
- Comm. 493.79: From Justin Raven Slaughter.
- Comm. 493.85: From Rosemary Alles and 66 other individuals and couples, dated June 18, 2002.
- Comm. 493.86: From Shirlee M. Shumway and 320 other individuals and couples.
- Comm. 493.87: From Karla Ke Saville, and 3 other individuals, dated July 5, 2002.
- Comm. 493.91: From Ian F. Robertson, dated July 10, 2002.
- Comm. 493.92: From Mr. and Mrs. W. M. Thompson, dated July 15, 2002.
- Comm. 493.93: From Donald O. Cox, Ph.D., P.E., dated July 20, 2002.
- Comm. 493.98: From Jennifer Loyala, and 9 other individuals, dated July 2002.
- Comm. 493.99: From Edward & Margaret Horwatt, dated July 27, 2002.
- Comm. 493.100: From Greg & Kelly Asbell, and 8 other individuals.
- Comm. 493.101: From Pat Porter, and 2 other individuals, dated July 13, 2002.
- Comm. 493.119: From Grant Appling, dated July 28, 2002.
- Comm. 493.127: From Kathleen Foley.
- Comm. 493.131: From Diane and Bill Shriner and another individual.

**DELIBERATION ON THE FOLLOWING SECTIONS OF THE PROPOSED COUNTY OF HAWAII GENERAL PLAN REVISION:**

INTRODUCTION (Pages 1 – 19)

ECONOMIC (Pages 20 – 49)

ENERGY (Pages 50 – 58)

**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 October 4, 2002. 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 the testimony to staff prior to the convening of the meeting.)

VIEWING OF MEETINGS ON GOVERNMENT ACCESS TELEVISION - Channel 52 (Hilo/Kona) Public Works & Intergovernmental Relations, Human Services & Economic Development and Finance Committee meetings - Tuesdays, October 15 and 22, 2002, at 8:30 p. m; Planning Committee meeting - Thursdays, October 17 and 24, 2002, at 8:30 p. m.; and all four Committee meetings - Sunday, October 27, 2002, at 10:30 a.m..