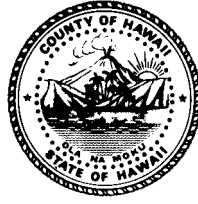


Leningrad Elarionoff  
*Chairman*



J. Curtis Tyler, III  
*Vice Chair*

James Y. Arakaki, *Member*  
Aaron S.Y. Chung, *Member*  
Fred C. Holschuh, M.D., *Member*  
Bob Jacobson, *Member*  
Joe Reynolds, *Member*  
Gary Safarik, *Member*  
Michael Tulang, *Member*

**HAWAI'I COUNTY COUNCIL  
COMMITTEE ON PLANNING  
35th Session**

**DATE:** October 19, 2004 (Tuesday)  
**PLACE:** Councilroom  
**TIME:** 9:00 a.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. 786: AN ORDINANCE AMENDING SECTION 25-8-2 (NORTH AND SOUTH KONA DISTRICT ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-10a) AT KALOKO, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-27:21.

(Applicant: Thad E. Bond) (Area: Approximately 20.992 acres)

From Mayor Harry Kim, dated September 22, 2004, transmitting a letter and the above bill from Planning Commission Chair Fred Galdones.

**RECOMMENDS PASSAGE OF BILL 329, AS AMENDED (TO DRAFT 2), ON FIRST READING.**

Comm. 787: AN ORDINANCE AMENDING SECTION 25-8-2 (NORTH AND SOUTH KONA DISTRICT ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO FAMILY AGRICULTURAL (FA-3a) AT KALOKO, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-25:7.

(Applicant: Phil Knierim) (Area: Approximately 20.477 acres)

From Mayor Harry Kim, dated September 22, 2004, transmitting a letter and the above bill from Planning Commission Chair Fred Galdones.

**RECOMMENDS PASSAGE OF BILL 341, AS AMENDED (TO DRAFT 2), ON FIRST READING.**

Comm. 788: AN ORDINANCE AMENDING THE STATE LAND USE BOUNDARIES MAP, H-7 (Bill 342) FOR THE COUNTY OF HAWAI'I, BY CHANGING THE DISTRICT CLASSIFICATION FROM THE AGRICULTURAL TO THE URBAN DISTRICT AT KALAOA 1ST AND 2ND, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-011:068 (Applicant: Lillian Mahi) (Area: Approximately 1.8628 acres); and **RECOMMENDS PASSAGE OF BILL 342 ON FIRST READING.**

(Bill 343) AN ORDINANCE AMENDING SECTION 25-8-3 (NORTH KONA ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL - 5 ACRES (A-5a) TO SINGLE FAMILY RESIDENTIAL - 20,000 SQUARE FEET (RS-20) AT KALAOA 1ST AND 2ND, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-011:068. (Applicant: Lillian Mahi) (Area: Approximately 1.8628 acres)

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From Mayor Harry Kim, dated September 22, 2004, transmitting a letter and the above bills from Planning Commission Chair Fred Galdones.

**RECOMMENDS PASSAGE OF BILL 343, AS AMENDED (TO DRAFT 2), ON FIRST READING.**

Comm. 793: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP), (Bill 344) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM NEIGHBORHOOD COMMERCIAL (CN-10) TO INDUSTRIAL-COMMERCIAL MIXED (MCX-20) AT WAIAKEA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-2-32:93. (Applicant: WKSP Limited Partnership) (Area: Approximately 59,356 square feet)

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From Mayor Harry Kim, dated September 29, 2004, transmitting a letter and the above bill from Planning Commission Chair Fred Galdones.

**RECOMMENDS PASSAGE OF BILL 344, AS AMENDED (TO DRAFT 2), ON FIRST READING.**

### **UNFINISHED BUSINESS**

Comm. 560.23: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP), (Bill 248) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, (Draft 3) BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL 1-ACRE (A-1a), NEIGHBORHOOD COMMERCIAL - 40,000 SQUARE FOOT (CN-40), SINGLE FAMILY RESIDENTIAL - 7,500 SQUARE FOOT AND 10,000 SQUARE FOOT (RS-7.5 AND RS-10) AND OPEN (O) TO PROJECT DISTRICT AT SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-3-44:19, 2-3-49:53 AND 2-3-37:1. (Applicant: Western United Life Assurance Company) (Area: 171.504 acres)

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From Leningrad Elarionoff, Chair, Planning Committee, Hawai'i County Council, dated October 6, 2004, transmitting Bill 248, Draft 3; amends Condition NN (reflects applicant being given credit against the fair share assessment for any improvements to the road system in the immediate vicinity to mitigate deficiencies that would have

occurred without the project, as identified in the revised TIAR), and a minor amendment to Condition PP.

**RECOMMENDS PASSAGE OF BILL 248, AS AMENDED (TO DRAFT 4), ON FIRST READING.**

- Comm. 560.13: Petition with approximately 127 signatures by the "Neighbors of the University Terrace Master Plan" in opposition to Bill 248 (9 pages).
- Comm. 560.14: From John and Pamela Lipscomb dated October 5, 2004, in opposition to Bill 248.
- Comm. 560.15: From Cheryl Reis in opposition to Bill 248.
- Comm. 560.16: From Donald Ikeda in opposition to Bill 248.
- Comm. 560.17: From Francis H. Woo in opposition to Bill 248.
- Comm. 560.18: From Mary Brown, R.N., dated October 5, 2004, in opposition to Bill 248.
- Comm. 560.19: From Amy Mahealani Jones, dated October 5, 2004, in opposition to Bill 248.
- Comm. 560.20: From Scott L. Andrews, dated February 6, 2004, in opposition to Bill 248.
- Comm. 560.21: From Dolly Strazar in opposition to Bill 248.
- Comm. 560.22: From Stephen Yamashiro in support of Bill 248.

**FILED.**

**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 15, 2004**. 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 MEETING ON GOVERNMENT ACCESS TELEVISION - Channel 52 (Hilo/Kona)  
Planning Committee meeting - Tuesdays, October 26 and November 2, 2004, at 8:30 p.m.; Finance Committee meeting - Thursdays, October 28 and November 4, 2004, at 8:30 p.m.; and both Committee meetings - Sunday, November 7, 2004, at 10:30 a.m.