

Pete Hoffmann  
Co-Chair

K. Angel Pilago  
Co-Chair



James Y. Arakaki, *Member*  
Stacy K. Higa, *Member*  
Fred C. Holschuh, M.D., *Member*  
Donald Ikeda, *Member*  
Virginia Isbell, *Member*  
Bob Jacobson, *Member*  
Gary Safarik, *Member*

**HAWAI'I COUNTY COUNCIL  
COMMITTEE ON PLANNING  
3<sup>rd</sup> Session**

**DATE:** January 20, 2005 (Thursday)  
**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. 8:  
(Bill 2) AN ORDINANCE AMENDING SECTION 25-8-22 (PUNA DISTRICT ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM OPEN (O) TO FAMILY AGRICULTURAL (FA-2a) AT KAPOHO, PUNA, HAWAI'I, COVERED BY TAX MAP KEY 1-4-73:1. (Applicant: Fay Machiels and Mark Dziatko) (Area: Approximately 4.861 acres)

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From Mayor Harry Kim, dated November 16, 2004, transmitting a letter and the above bill from Planning Commission Chair Fred Galdones.

**RECOMMENDS PASSAGE OF BILL 2 ON FIRST READING.**

Comm. 63:  
(Bill 19) AN ORDINANCE AMENDING THE STATE LAND USE BOUNDARIES MAPS, H-14 AND H-8 FOR THE COUNTY OF HAWAI'I, BY CHANGING THE DISTRICT CLASSIFICATION FROM THE AGRICULTURAL TO THE RURAL DISTRICT AT OULI, SOUTH KOHALA, HAWAI'I, COVERED BY TAX MAP KEY 6-2-11:33. (Applicant: Robert and Christine Almeida) (Area: 6.507 acres); and **DEFERRED TO FEBRUARY 15, 2005.**

(Bill 20) AN ORDINANCE AMENDING SECTION 25-8-7 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO RESIDENTIAL AND AGRICULTURAL (RA-2a) AT OULI, SOUTH KOHALA, HAWAI'I, COVERED BY TAX MAP KEY 6-2-11:33. (Applicant: Robert and Christine Almeida) (Area: 6.507 acres)

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From Mayor Harry Kim, dated December 21, 2004, transmitting a letter and the above bills from Planning Commission Chair Fred Galdones.

**DEFERRED TO FEBRUARY 15, 2005.**

Comm. 64:  
(Bill 21 )

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 1-ACRE (A-1a) TO SINGLE FAMILY RESIDENTIAL - 15,000 SQUARE FEET (RS-15) AT KEALAKEHE HOMESTEAD LOTS, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-4-4:80-83. (Applicant: Ho'awe LLC) (Area: Approximately 4.006 acres)

From Mayor Harry Kim, dated December 21, 2004, transmitting a letter and the above bill from Planning Commission Chair Fred Galdones.

**THE COMMITTEE IS FORWARDING BILL 21 TO THE COUNCIL WITH A NEGATIVE RECOMMENDATION DUE TO A VOTE OF 7 NOES AND 2 ABSENT & EXCUSED.**

Comm. 70:  
(Bill 23)

AN ORDINANCE AMENDING CHAPTER 14, HAWAI'I COUNTY CODE 1983 (1995 EDITION), BY ADDING A NEW ARTICLE TO PROVIDE ENHANCED PUBLIC NOTICE OF PROPOSED DEVELOPMENT

From Environmental Management Committee Chair Bob Jacobson, dated January 10, 2005, transmitting the above bill. Approval of this amendment would require developers to post signs notifying the public of proposed development of the property.

**DEFERRED TO FEBRUARY 15, 2005.**

### **UNFINISHED BUSINESS**

Comm. 821:  
(Bill 355)

AN ORDINANCE AMENDING THE STATE LAND USE BOUNDARIES MAP, H-65 FOR THE COUNTY OF HAWAI'I, BY CHANGING THE DISTRICT CLASSIFICATION FROM THE AGRICULTURAL TO THE URBAN DISTRICT AT MAKAHANALOA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-8-8:103, POR. 104, POR. 95, AND POR. 3. (Applicant: Continental Pacific, LLC) (Area: Approximately 4.182 acres); and

**DEFERRED TO FEBRUARY 1, 2005.**

(Bill 356)

AN ORDINANCE AMENDING SECTION 25-8-35 (PEPEEKEO ZONE MAP) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM VILLAGE COMMERCIAL (CV-10), LIMITED INDUSTRIAL (ML-20), AND GENERAL INDUSTRIAL (MG-5A) TO SINGLE FAMILY RESIDENTIAL (RS-20) AND FROM AGRICULTURAL (A-20a) TO LIMITED INDUSTRIAL (ML-20) AT MAKAHANALOA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-8-8:103, POR. 104, POR. 95, AND POR. 3. (Applicant: Continental Pacific, LLC) (Area: Parcel A - approximately 1.194 acres; Parcel B - approximately 1.462 acres; Parcel C - approximately 6.64 acres; Parcel D - approximately 4.182 acres; Total: approximately 13.478 acres)

From Mayor Harry Kim, dated October 15, 2004, transmitting a letter and the above bills from Planning Commission Chair Fred Galdones.

**DEFERRED TO FEBRUARY 1, 2005.**

#### **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 **January 18, 2005**. 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, Kailua Trade Center, 75-5706 Hanama Place, Suite 109, Kailua-Kona. For further information, please call 961-8245.

Note: Videoconference is not available for this meeting.

Those persons wishing to testify in person must register with the County Clerk's staff. Those testifying in person and submitting written testimony at the meeting should bring fifteen copies of the testimony for distribution at the meeting. Those persons unable to testify in person may submit testimony (1) by mail to the County Clerk's Office in Hilo at the above address, 2) by facsimile to (808) 961-8912, or (3) by e-mail to [counciltestimony@co.hawaii.hi.us](mailto:counciltestimony@co.hawaii.hi.us). Copies will be made and distributed at the meeting when transmitted in a timely manner. In any case, both oral and written testimony will be made a part of the public record.

VIEWING OF MEETINGS ON GOVERNMENT ACCESS TELEVISION - Channel 52 (Hilo/Kona)  
Public Safety and Parks and Recreation Committee and Finance Committee meetings - Thursdays  
January 27 and February 3, 2005, at 8:30 p.m.; Planning Committee meeting - Saturdays, January 29  
and February 5, 2005, at 10:30 a.m.; and all three Committee meetings - Sunday, February 6, 2005, at  
10:30 a.m.