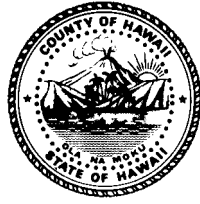


Pete Hoffmann
Co-Chair



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*

K. Angel Pilago
Co-Chair

**HAWAI'I COUNTY COUNCIL
COMMITTEE ON PLANNING
18th Session**

DATE: November 8, 2005 (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 COMM. 511

Comm. 511: NOMINATION OF PAMELA HARLOW TO THE COUNTY OF HAWAI'I
KAILUA VILLAGE DESIGN COMMISSION
From Mayor Harry Kim, dated October 14, 2005, requesting the Council's approval of the above appointment. Ms. Harlow, of Council District 8, is a life-long resident of Hawai'i. Currently a planner and project manager for SSFM International, Inc., she previously was employed as a Planner III and IV with the Planning Department from 1991 to 2001. Ms. Harlow states she is not affiliated with any political party, and, if confirmed, her term will expire on December 31, 2007.

[Close File](#)

STATEMENTS FROM THE PUBLIC ON ITEMS ON THE AGENDA

REFERRALS

Comm. 492:
(Bill 161) AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 10, OF THE HAWAI'I
COUNTY CODE, AS AMENDED, RELATING TO EXCEPTIONAL TREES
(removes the Quinine [*Cinchona sp.*] tree at Kalakaua Park, Tax Map Key 2-3-05:1
from the list of Exceptional Trees)
From Parks and Recreation Director Pat Engelhard, dated October 21, 2005, transmitting the above bill. States that after the tree fell, it was examined by Parks Maintenance staff who determined that 90 percent of the trunk was reduced to soft cellulose by termites. Because of pedestrian and vehicle safety hazard, the department proceeded with emergency removal of the tree. The Arborist Advisory Committee agreed with the emergency removal at its meeting of October 20, 2005. As the tree no longer exists, it needs to be removed from the list of Exceptional Trees.

[Recommends passage of Bill 161 on first reading](#)

Comm. 493:
(Bill 162) AN ORDINANCE AMENDING SECTION 25-8-11 (LALAMILO-PUUKAPU ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE OF THE HAWAI'I COUNTY CODE 1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-40a) TO AGRICULTURAL (A-5A) AT WAIMEA, SOUTH KOHALA, HAWAI'I, COVERED BY TAX MAP KEY 6-4-17:40 (Applicant: Yoshio Inaba, et al.) (Area: 43.88 acres)
From Mayor Harry Kim, dated October 17, 2005, transmitting the above bill and the Planning Commission's letter and enclosures.

Forwards to Council with a negative recommendation.

Comm. 494:
(Bill 163) AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE 1983 (2005 EDITION), 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 2:2-49:24
(Applicant: Jim Winniman) (Area: 28,264 square feet)
From Mayor Harry Kim, dated October 17, 2005, transmitting the above bill and the Planning Commission's letter and enclosures.

Recommends passage of Bill 163 on first reading

Comm. 495:
(Res. 192-05) A RESOLUTION ADOPTING THE "ENVISION DOWNTOWN HILO 2025: A COMMUNITY-BASED VISION AND LIVING ACTION PLAN (AUGUST 2005)" AS A COMMUNITY VISIONING AND PLANNING PROCESS THAT CAN SERVE AS A MODEL FOR THE COUNTY OF HAWAI'I
From Mayor Harry Kim, dated October 17, 2005, transmitting the above resolution, the Planning Commission's letter and the proposed draft plan.

Recommends adoption of Res. 192-05

Comm. 495.1: From Mayor Harry Kim, dated October 27, 2005, urging the Council's support of the EnVision Plan for Downtown Hilo.

Close File

UNFINISHED BUSINESS:

Comm. 230: AN ORDINANCE AMENDING ORDINANCE NO 95-51 AMENDING
(Bill 89) ORDINANCE NO. 90-160, WHICH RECLASSIFIED LANDS FROM AN
UNPLANNED (U) AND MULTIPLE FAMILY RESIDENTIAL (RM-1.5) TO OPEN
(O) AND RESIDENTIAL-AGRICULTURAL (RA-1a) AT WAIKOLOA, SOUTH
KOHALA, HAWAI'I, COVERED BY TAX MAP KEY 6-8-02:PORTION OF 16
AND 6-8-03:PORTION OF 32 (Applicant: Waikoloa Mauka, LLC [formerly
Waikoloa Development Company]); Area: 761 acres; 10-year time extension to
Condition B, final subdivision approval)

From Mayor Harry Kim, dated April 11, 2005, transmitting the above bill and the
Planning Commission's letter and enclosures.

Postponed: May 17, 2005

Recommends passage of Bill 89, as amended (to Draft 2)

Comm. 230.1: From John Tarson, Petition, dated May 17, 2005.

Close File

From Susan L. Sanderson, dated May 16, 2005.

Comm. 230.2:

Close File

From Jean L. Weston, dated May 13, 2005.

Comm. 230.3:

Close File

From Lisa Bail, Attorney, Goodsill, Anderson, Quinn and Stifel, dated May 13, 2005.

Comm. 230.4:

Close File

From Bret H. Stacy, dated May 16, 2005.

Comm. 230.5:

Close File

From Mary Evely, dated May 17, 2005.

Comm. 230.6:

Close File

Comm. 230.7: From Sidney M. Fuke, Planning Consultant for Waikoloa Mauka, LLC (WML), the new applicant for the subject project, dated October 25, 2005. States that due to community concern, WML will defer and will likely forego development of the proposed Highland golf course and leave that area in open space. The applicant also states that it has no objection to affordable housing and impact fee requirements; states that they would agree to having the park portion of the impact fee diverted for a multi-use community center near the elementary school, as discussed between Mr. Hoffmann, his community, and the State. Attaches suggested language for two amendments.

Close File

Comm. 426:
(Bill 148) AN ORDINANCE AMENDING SECTION 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE RELATED TO AGRICULTURAL TOURISM
From Christopher Yuen, Planning Director, dated August 24, 2005, transmitting the above bill. The purpose of this bill is to allow, by Plan approval, agricultural tourism up to a certain scale as an accessory to the agricultural activities and/or agricultural products processing in the Agriculture (A), Family Agriculture (FA), Intensive Agriculture (IA), Residential Agriculture (RA) and Agricultural Project District (APD) Zones. A special use or use permit would be required for activities that exceed the limits allowed by the bill, depending on the State Land Use designation.

Postponed: September 20, 2005

Postponed to the second scheduled Planning Committee meeting to be held in January 2006

- Comm. 426.1: From Bob Nelson, Lehuula Farms, dated September 19, 2005.
- Comm. 426.2: From Barbara Isley, dated September 17, 2005.
- Comm. 426.3: From David Sokol, dated September 17, 2005.
- Comm. 426.4: From Dorothy Walsh, dated September 19, 2005.
- Comm. 426.5: From Dorothy Walsh, dated September 17, 2005.
- Comm. 426.6: From Howard Yamasaki, Big Island Farm Bureau, dated September 14, 2005.
- Comm. 426.7: From Nancy Stukan, MD and William Taylor, dated September 20, 2005

Comm 426.1 - Comm 427.7 all postponed to 2nd PC meeting in January 2006

ADJOURNMENT

The meeting place is accessible for persons with disabilities. Persons who need special accommodations to attend this meeting should call 961-8245 by **November 4, 2005**. Persons using TDDs may call 961-8521.

Copies of this agenda and items listed on the agenda 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; and at the Waimea Council Members' Office at the Holomua Center, 64-1067 Māmalahoa Highway, Suite 5, Waimea, Hawai'i 96743. For further information, please call 961-8245.

Videoconferencing is available at the following locations:

- Kona Council Office at the Kailua Trade Center; and
- Waimea Council Office at the Holomua Center.

If for technical reasons the video connection cannot be made and/or is disrupted, the scheduled meeting will continue.

Submitting Testimony: Those persons wishing to testify in person or by videoconference must register with the County Clerk's staff. Those testifying in person and submitting written testimony at the meeting in Hilo should bring sixteen (16) copies of the testimony for distribution at the meeting. Those testifying by videoconference from the Kona or Waimea Council Offices, should bring one copy of the testimony. Those persons unable to testify in person or by videoconference 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. 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.

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist. {Article 15, Section 2-91.3(b), Hawai'i County Code}. A lobbyist means "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials", subject to specific conditions and exceptions. {Article 15, Section 2-91.3(a)(6), Hawai'i County Code}. Registration forms and expenditure report documents are available at the Office of the County Clerk-Council, 25 Aupuni Street, Hilo, Hawai'i 96720.

VIEWING OF MEETINGS ON GOVERNMENT ACCESS TELEVISION - Channel 52 (Hilo/Kona) - Public Safety and Parks and Recreation, Public Works and Intergovernmental Relations and Finance Committee meetings - Tuesdays, November 15 and 22, 2005, at 8:30 p.m.; Planning and Environmental Management Committee meetings - Thursdays, November 17 and 24, 2005, at 8:30 p.m.; and all five Committee meetings - Sunday, November 27, 2005, at 10:30 a.m.

Published: Hawai'i Tribune Herald and West Hawai'i Today - November 3, 2005.