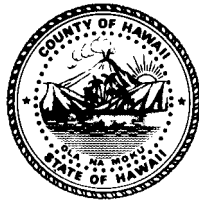


K. Angel Pilago
Chair

Pete Hoffmann
Vice 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
25th Session**

DATE: April 4, 2006 (Tuesday)
PLACE: Councilroom
TIME: 1:00 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. 690:
(Bill 226) AN ORDINANCE AMENDING THE STATE LAND USE BOUNDARIES MAPS FOR THE COUNTY OF HAWAI'I BY CHANGING THE DISTRICT CLASSIFICATION FROM THE AGRICULTURAL TO THE URBAN DISTRICT AT KAHULUI 1ST, NORTH KONA, HAWAI'I, COVERED BY TAX MAP
KEY 7-5-17: POR. 5 AND 2; and

(Bill 227) AN ORDINANCE AMENDING SECTION 25-8-3 (NORTH KONA 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-5a) TO MULTIPLE-FAMILY RESIDENTIAL (RM-2.5) AT KAHULUI 1ST, NORTH KONA, HAWAI'I, COVERED BY TAX MAP
KEY 7-5-17: POR. 5 AND 2 (Applicant: Lava Kuakini, LLC)
(Area: Approximately 14 acres)

From Mayor Harry Kim, dated February 6, 2006, transmitting the above bills and the Planning Commission's letter and enclosures.

Postponed to the next Planning Committee meeting scheduled for April 18, 2006

Comm. 691: 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 1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-10a) AT KALOKO MAUKA SUBDIVISION, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-26:13 (Applicant: John Totah) (Area: Approximately 21.474 acres)
(Bill 228) From Mayor Harry Kim, dated February 6, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.

Forwarded to Council with a Negative Recommendation

Comm. 692: 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 1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-5a) AT KALOKO MAUKA SUBDIVISION, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-25:9 (Applicant: Scott Gesling) (Area: Approximately 23.211 acres)
(Bill 229) From Mayor Harry Kim, dated February 6, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.

Forwarded to Council with a Negative Recommendation

Comm. 723: AN ORDINANCE AMENDING SECTION 25-8-15 (HAMAKUA DISTRICT 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-20a) TO FAMILY AGRICULTURAL (FA-3a) AT WAIKOEKOE, HAMAKUA, HAWAI'I, COVERED BY TAX MAP KEY 4-7-007-048. (Applicant: Christopher Raymond) (Area: Approximately 34.559 acres)
(Bill 237) From Mayor Harry Kim, dated February 17, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.

Postponed to the Planning Committee Meeting scheduled for May 1, 2006

Comm. 743: RESOLUTION AUTHORIZING THE MAYOR OR HIS DULY AUTHORIZED REPRESENTATIVE TO SEEK APPROVAL OF IN LIEU FAIR SHARE CONTRIBUTION TO SATISFY CONDITION "K" OF ORDINANCE NO. 02 62 (Kaha'olino Partners, LLC, applicant - TMK: (3) 7-3-5:95 portion of 85 and 31, Kalaoa, North Kona)
(Res. 282-06) From Planning Director Chris Yuen, dated February 27, 2006, transmitting the above resolution pursuant to Hawai'i County Code § 2-162.1. The applicant has requested that credit in the amount of \$118,112.05 for the cost of the connecting roadway improvements of 'Ili'ili Street and Ki'ekie'e Street through its property be applied in lieu of the required fair share contribution. The construction cost for the connector road is estimated at about \$1,032,390.

Recommends adoption of Res. 282-06

Comm. 744: RESOLUTION AUTHORIZING THE MAYOR OR HIS DULY AUTHORIZED
(Res. 283-06) REPRESENTATIVE TO SEEK APPROVAL OF IN LIEU FAIR SHARE
CONTRIBUTION TO SATISFY CONDITION "H" OF ORDINANCE NO. 96 133
(James Gannon, applicant - TMK: (3) 7-3-11:43, Kalaoa, North Kona)

From Planning Director Chris Yuen, dated February 27, 2006, transmitting the above resolution pursuant to Hawai'i County Code § 2-162.1. The applicant has requested that credit in the amount of \$16,500 for his costs of roadway improvements within Mahilani Drive be applied in lieu of a portion of his fair share contribution. Mr. Gannon states he has paid an amount of \$7,378.61 in cash and offers in lieu fair share contribution for the remaining cost of the roadway improvements.

Recommends adoption of Res. 283-06

UNFINISHED BUSINESS

Comm. 681: AN ORDINANCE REPEALING ORDINANCE NO. 487 WHICH AMENDED
(Bill 222) SECTION 7.29, THE CITY OF HILO ZONE MAP, ORDINANCE NO. 63 (ZONING
ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAI'I 1967,
AS AMENDED, AND CHANGED THE DISTRICT CLASSIFICATION FROM
AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) AT
PONAHAWAI, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY: 2-3-36:
PORTION 18 AND 2-3-37:6. UPON THE REPEAL OF ORDINANCE NO. 487,
THE DISTRICT CLASSIFICATION OF THE SUBJECT AREA SHALL BE
AGRICULTURAL (A-1a)

(Initiator: Planning Director) (Area: Approximately 50.988 acres)

From Mayor Harry Kim, dated January 24, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.

Postponed - February 28, 2006

Recommends passage of Bill 222 on first reading

ADJOURNMENT

The meeting place is accessible for persons with disabilities. Persons who need special accommodations to attend this meeting should call 961-8245 by ***March 31, 2006***. 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." {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) - Finance and Environmental Management Committee meetings - Tuesdays, April 11 & 18, 2006, at 8:30 p.m.; Planning and Public Safety & Parks and Recreation Committee meetings - Thursdays, April 13 & 20, 2006, at 8:30 p.m.; and all four Committee meetings - Sunday, April 23, 2006, at 10:30 a.m.

Published: Hawai'i Tribune Herald and West Hawai'i Today - March 30, 2006.