

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
34th Session**

*****Please note date and time. Only Planning Committee will meet on Monday.***

DATE: August 21, 2006 (Monday)
PLACE: Councilroom, Hilo
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. 969: A RESOLUTION REQUESTING THE MAYOR AND HIS ADMINISTRATION TO
(Res. 404-06) ENTER INTO NEGOTIATIONS WITH THE OWNER OF THE PUAPUA'A
PROPERTIES MAKAI OF ALI'I DRIVE IN ORDER TO PRESERVE NUMEROUS
PRE-HISTORIC AND HISTORIC CULTURAL SITES AND STRUCTURES
INCLUDING A BURIAL COMPLEX AND THE KAUKAIAKAOLA HEIAU.
From Virginia Isbell, Vice Chair, Hawai'i County Council, dated June 27, 2006, requesting
the above.

Comm. 998: AN ORDINANCE AMENDING CHAPTER 25, ARTICLE 2, DIVISION 4, SECTION
(Bill 318) 25-2-44, HAWAI'I COUNTY CODE 1983 (2005 EDITION) RELATING TO
CONDITIONS ON CHANGE OF ZONE. (adds requirements to the existing provisions
within the Zoning Code to mitigate water supply and transportation impacts concurrent
with proposed change of zone applications)
From Pete Hoffmann, Councilmember, dated July 31, 2006, transmitting the above bill.
States there is a general agreement in the County that change of zone applications proposed
in a particular area should be assessed considering a number of factors, including how
much public infrastructure is challenged by recent or anticipated growth in that area. The
requirements are proposed to be made concurrent with any change of zone in order to
manage growth and coordinate delivery of government services.

- Comm. 999:
(Bill 319) AN ORDINANCE AMENDING CHAPTER 23, ARTICLE 2, DIVISION 1, SECTION 23-13, HAWAI'I COUNTY CODE 1983 (2005 EDITION) RELATING TO LARGE SCALE DEVELOPMENTS. (adds requirements to existing provisions of the Subdivision Code to mitigate water supply and transportation impacts concurrent with development of large scale subdivisions and condominium property regimes)
From Pete Hoffmann, Councilmember, dated July 31, 2006, transmitting the above bill. States there is a general agreement in the County that large scale developments proposed in a particular area should be assessed considering a number of factors, including how much public infrastructure is challenged by recent or anticipated growth in that area. The requirements are proposed to be made concurrent with development of large scale subdivisions or condominium property regimes in order to manage growth and coordinate delivery of government services.

UNFINISHED BUSINESS

- Comm. 680:
(Bill 220) 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 KEONEPOKO, PUNA, HAWAI'I, COVERED BY TAX MAP KEY 1-5-7:53
(Applicant: Timothy Lynn Gardner) (Area: 3.317 acres); and

Postponed July 6, 2006

- (Bill 221) AN ORDINANCE AMENDING SECTION 25-8-26 (PAHOA 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-1a) TO INDUSTRIAL-COMMERCIAL MIXED (MCX-1a) AT KEONEPOKO, PUNA, HAWAI'I, COVERED BY TAX MAP KEY 1-5-7:53
(Applicant: Timothy Lynn Gardner) (Area: 3.317 acres)
From Mayor Harry Kim, dated January 24, 2006, transmitting the above bills and the Planning Director's letter and enclosures. The Planning Commission sends an unfavorable recommendation to the County Council and agrees with the Planning Director's reasons for the unfavorable recommendation. The reclassification from the State Land Use Agricultural to the Urban District will not conform to Section 205-2, Chapter 205, Hawai'i Revised Statutes (HRS), the Hawai'i Land Use Commission Rules, the Hawai'i State Plan and the County General Plan; and the change of zone from Agricultural 1-acre to Industrial-Commercial Mixed 1-acre to develop a self-storage facility, is contrary to the Land Use goals and policies of the General Plan, and would not result in an appropriate land use pattern nor further the public convenience, necessity and general welfare.

Postponed July 6, 2006

Comm. 935: AN ORDINANCE AMENDING ORDINANCE NO. 04-106, WHICH RECLASSIFIED
(Bill 299) LANDS FROM AGRICULTURAL 5-ACRES (A-5a) TO MULTIPLE FAMILY
RESIDENTIAL - 4,000 SQUARE FEET (RM-4) AT O'OMA 1ST, NORTH KONA,
HAWAI'I, COVERED BY TAX MAP KEY 7-3-010:051 (FORMERLY 7-3-010:
PORTION OF 3) (amends Condition H to limit the improvement of the extension of
Kahakaika Street to the northern portion of the Seascape property)
(Applicant: Seascape Development LLC; formerly Westpro Development, Inc.)
(Area: 10.001 acres)

From Mayor Harry Kim, dated May 30, 2006, transmitting the above bill and the Planning
Commission's letter and enclosures.

Postponed July 6, 2006

Comm. 935.1: From K. Angel Pilago, Chairman Committee on Planning, dated August 2, 2006,
transmitting a letter from Sidney Fuke, dated July 10, 2006, stating that after hearing
public testimony at July 6, 2006, Planning Committee meeting regarding the ownership
and a possible burial site, he learned there was an inadvertent find on the subject area.
Transmits copies of a Preliminary Title Insurance Report, issued May 25, 2006 and
Archeological and burial related documents.

ADJOURNMENT

The meeting place is accessible for persons with disabilities. Persons who need special accommodations to attend this meeting should call 961-8245 by *August 17, 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; 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. 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 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 Hilo meeting should bring **seventeen (17)** copies of the testimony for distribution. Those testifying by videoconference from the Kona or Waimea Council Offices, should bring one copy of the testimony. Testimony may also be submitted (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. **Please submit a separate testimony for each item.** Copies will be distributed at the meeting when transmitted in a timely manner. All 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)
Planning and Finance Committee meetings - Tuesdays, August 29 and September 5, 2006, at 8:30 p.m.;
Human Services and Economic Development and Environmental Management Committees - Thursdays,
August 31 and September 7, 2006, at 8:30 p.m.; and all four Committee meetings - Sunday, September 10,
2006, at 10:30 a.m.

Published: Hawai'i Tribune Herald and West Hawai'i Today - August 16, 2006