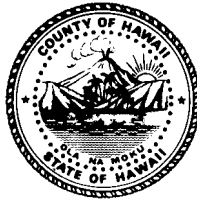


K. Angel Pilago  
*Chair*

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  
36<sup>th</sup> Session**

**DATE:** October 18, 2006 (Wednesday)  
**PLACE:** Councilroom (new location)  
**Ben Franklin Building**  
**333 Kilauea Avenue, 2<sup>nd</sup> Floor**  
**Hilo, Hawai'i**  
**TIME:** 9:30 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. 1045: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP),  
(Bill 332) ARTICLE 8, CHAPTER 25 (ZONING CODE ) OF THE HAWAI'I COUNTY CODE  
1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM  
SINGLE FAMILY RESIDENTIAL - 10,000 SQUARE FEET (RS-10) TO GENERAL  
COMMERCIAL - 20,000 SQUARE FEET (CG-20) AT WAIAKEA, SOUTH HILO,  
HAWAI'I, COVERED BY TAX MAP KEY 2-2-28:31  
(Applicant: Association of Apartment Owners of Lanikaula Professional Center)  
(Area: Approximately 33,803 square feet)

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

- Comm. 1046:  
(Bill 333) AN ORDINANCE AMENDING ORDINANCE NO. 98-98, WHICH RECLASSIFIED LANDS FROM SINGLE-FAMILY RESIDENTIAL - 10,000 SQUARE FEET (RS-10) TO INDUSTRIAL COMMERCIAL MIXED - 20,000 SQUARE FEET (MCX-20) AT WAIAKEA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-2-037:029 (Applicant: Seawind Holding, Inc.) (Area: Approximately 21,050 square feet) proposed time extension to Condition B, water commitment payment; and Condition C, completion of construction  
From Mayor Harry Kim, dated August 24, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.
- Comm. 1047:  
(Bill 334) 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 SINGLE-FAMILY RESIDENTIAL - 10,000 SQUARE FEET (RS-10) TO INDUSTRIAL-COMMERCIAL MIXED - 20,000 SQUARE FEET (MCX-20) AT WAIAKEA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-2-35:63 (Applicant: James Ishii) (Area: Approximately 21,050 square feet)  
From Mayor Harry Kim, dated August 24, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.
- Comm. 1048:  
(Bill 335) 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 SINGLE-FAMILY RESIDENTIAL - 10,000 SQUARE FEET (RS-10) TO INDUSTRIAL-COMMERCIAL MIXED - 20,000 SQUARE FEET (MCX-20) AT WAIAKEA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-2-36:64 (Applicant: NST Development, LLC) (Area: Approximately 22,900 square feet)  
From Mayor Harry Kim, dated August 24, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.
- Comm. 1090:  
(Res. 465-06) A RESOLUTION REQUESTING THE PLANNING DIRECTOR TO INITIATE A ZONING CODE AMENDMENT FOR AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION FROM UNZONED AND AGRICULTURAL (A-1a) TO AGRICULTURAL (A-500a) AT WAIMEA, SOUTH KOHALA, HAWAI'I COVERED BY TAX MAP KEY 6-5-001:020, IN ORDER TO PRESERVE THE WAIMEA PU'U AS CULTURAL AND OPEN SPACE RESOURCES AND TO PRESERVE THEIR AGRICULTURAL AND RECREATIONAL USES (preserves the natural beauty, agricultural and recreational uses and cultural resources of this area and protect this important open space resource for the people of the County)  
From Councilmember Pete Hoffmann, dated September 14, 2006, transmitting the above resolution.

**UNFINISHED BUSINESS**

Comm. 953: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP),  
 (Bill 305) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE  
 1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM  
 SINGLE FAMILY RESIDENTIAL - 10,000 SQUARE FEET (RS-10) TO MULTIPLE  
 FAMILY RESIDENTIAL - 2,500 SQUARE FEET (RM-2.5) AT WAIAKEA, SOUTH  
 HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-2-36:102 & 103  
 (Applicant: Ivan Mochida) (Area: Approximately 67,500 square feet)

From Mayor Harry Kim, dated June 20, 2006, transmitting the above bill, the Planning  
 Director's favorable recommendation and the Planning Commission's unfavorable  
 recommendation (due to a four to three no action vote) letter and enclosures.

Postponed: July 31, 2006

Comm. 953.3: From Sidney Fuke, Planning Consultant, dated August 14, 2006, requesting Bill 305 be  
 deferred until the first Planning Committee meeting scheduled in October.

**ADJOURNMENT**

The meeting place is accessible for persons with disabilities. Persons who need special accommodations to  
 attend this meeting should call 961-8245 by *October 13, 2006*. Persons using TDDs may call 961-8521.

Copies of this agenda and items listed on the agenda available at the County Clerk's Office,  
**333 Kilauea Ave., 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 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 seventeen (17) 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 25 Aupuni Street, Hilo, Hawai'i, 96720, (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 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, **333 Kilauea Ave., Hilo, Hawai'i 96720**.

VIEWING OF MEETINGS ON GOVERNMENT ACCESS TELEVISION - Channel 52 (Hilo/Kona)  
Finance, Environmental Management and Human Services and Economic Development Committee meetings - Tuesdays, October 24 and 31, 2006, at 8:30 p.m.; Public Safety and Parks and Recreation and Planning Committees - Thursdays, October 26 and November 2, 2006, at 8:30 p.m.; and all five Committee meetings - Sunday, November 5, 2006, at 10:30 a.m.

Published: Hawai'i Tribune Herald and West Hawai'i Today - October 12, 2006