

K. Angel Pilago  
*Chair*

Dominic Yagong  
*Vice Chair*



Brenda Ford, *Member*  
Stacy K. Higa, *Member*  
Pete Hoffmann, *Member*  
Donald Ikeda, *Member*  
Bob Jacobson, *Member*  
Emily I. Naeole, *Member*  
J Yoshimoto, *Member*

**HAWAI'I COUNTY COUNCIL  
COMMITTEE ON PLANNING  
8<sup>th</sup> Session**

**DATE:** April 3, 2007 (Tuesday)  
**PLACE:** Sheraton Keauhou Bay Resort and Spa  
78-128 Ehukai Street  
Kailua-Kona, Hawai'i  
**TIME:** 2:00 p.m.

**(Note: Please turn cell phones, pagers and other mobile communication devices on silent mode.)**

**CALL TO ORDER**

**STATEMENTS FROM THE PUBLIC ON COMMS. 239.3, 254, and 268**

Comm. 239.3: APPOINTMENT OF ASHLEY GOO TO THE COUNTY OF HAWAI'I SOUTH KOHALA COMMUNITY DEVELOPMENT PLAN STEERING COMMITTEE (CDPSC)  
From Mayor Harry Kim, dated March 19, 2007, requesting the confirmation of the above appointment. Mr. Goo is a lifelong resident of Waimea and is currently employed on his family's farm. If confirmed, he will serve for a two-year period and would be extended, if necessary, to run parallel with the CDP process.

**Close File**

**Votes:**

**In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole, Yagong, Yoshimoto and Chair Pilago.**

**Opposed: None**

**Absent: None.**

Comm. 254: APPOINTMENT OF SHELLY H. A. OGATA TO THE COUNTY OF HAWAI'I PLANNING COMMISSION

From Mayor Harry Kim, dated March 13, 2007, requesting confirmation of the above appointment. Ms. Ogata, of Council District 3, is a 36-year resident of Hawai'i and is currently employed by Home Loan Hawai'i.com, Inc. as a Loan Consultant. Not affiliated with any political party, if confirmed, her term will expire on December 31, 2007, and pursuant to a recent Charter amendment, she may be eligible for reappointment to another term. She is replacing Allan Salavea, who resigned when he was reapportioned out of the district.

**Recommends confirmation of the appointment of Shelly H.A. Ogata to the County of Hawai'i Planning Commission.**

**Votes:**

**In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole, Yagong, Yoshimoto and Chair Pilago.**

**Opposed: None**

**Absent: None.**

Comm. 268: APPOINTMENT OF KELLY ANN SOO TO THE COUNTY OF HAWAI'I BOARD OF APPEALS

From Mayor Harry Kim, dated March 18, 2007, requesting confirmation of the above appointment. Ms. Soo, of Council District 8, is a 46-year resident of Hawai'i and is currently employed by the Department of Defense's Paxen Group as the Site Manager of the About Face Program. Ms. Soo states she is a Republican and if confirmed, her term will expire on December 31, 2011.

**Recommends confirmation of the appointment of Kelly Ann Soo to the County of Hawai'i Board of Appeals.**

**Votes:**

**In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole, Yagong, Yoshimoto and Chair Pilago.**

**Opposed: None**

**Absent: None.**

**STATEMENTS FROM THE PUBLIC ON ITEMS ON THE AGENDA**

**REFERRALS**

Comm. 181.1: AN ORDINANCE AMENDING THE HAWAI'I COUNTY GENERAL PLAN, AS  
(Bill 75) ADOPTED BY ORDINANCE NO. 05-25, RELATING TO GENERAL PLAN  
AMENDMENT PROCEDURES (Planning Director Initiated)

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From Mayor Harry Kim, dated March 14 2007, transmitting the above bill and Planning Commission's letter and enclosures. The Planning Commission voted to send a favorable recommendation on the Planning Director's modified version of the draft bill attached to Res. 430-06. The Planning Commission's denial recommendation of the original bill attached to Res. 430-06 and background attachments were transmitted to the Council by letter, dated February 1, 2007 (Comm. 181), which was discussed by the Planning Committee at its meeting on February 21, 2007. The Planning Director's proposed changes to Sections 16.1 and 16.2 of Ordinance 05-25, Hawai'i County General Plan, are as follows:

1. Amends Section 16.1 (Comprehensive Review) to require that the Planning Director submit recommended comprehensive amendments to the Council not more than 10 years after the adoption of previous comprehensive amendments, establish a deadline for Council-initiated amendments, submit recommendations to the Planning Commission, and notify property owners of amendments re-designating property to Open or Conservation not less than 21 days before the first Commission hearing. Within 150 days of receipt of the Director's recommendations, the Commission shall submit its recommendations to the Council, after which the Council shall adopt an amended General Plan, provided that any modifications which substantially change the general intent or subject matter of a proposed amendment shall be processed as a new interim amendment.
2. Amends Section 16.2 (Interim Amendments) to require the following: (a) In Council-initiated interim amendments, the Director shall submit recommendations to the Commission within 60 days of receipt and comply with the foregoing property owner notification requirement, the Commission shall consider proposed amendments at no less than two meetings and make its recommendations to the Council within 60 days of receipt, and the Council may make modifications within the general intent and subject matter of the proposed amendments provided that any substantial change shall be processed as a new interim amendment; (b) in Director-initiated interim amendments, the Director shall submit recommendations to the Commission and comply with the foregoing property owner notification requirement, the Commission shall submit its recommendations to the Council within 120 days of receipt, and the Council may make modifications within the general intent and subject matter of the proposed amendments provided that any substantial change shall be processed as a new interim amendment; and (c) in applications for interim amendments filed by the general public, a Director-initiated amendment shall be processed in accordance with the foregoing procedures, and if the Director rejects such application, the Council may initiate the proposed amendment at any time, except during the comprehensive review process, in accordance with the foregoing procedures.

[See below](#)

**Recommends passage of Bill 75 on first reading.****Votes:****In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole, Yagong, Yoshimoto and Chair Pilago****Opposed: None****Absent: None.**Comm. 255:  
(Bill 74)

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 NEIGHBORHOOD COMMERCIAL - 40,000 SQUARE FEET (CN-40) AT WAIAKEA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-2-39:31, 57, 68 AND 69 (Applicant: Ginger Patch DP, LLC) (Area: Approximately 88,317 square feet)

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From Mayor Harry Kim, dated March 14, 2007, transmitting the above bill and Planning Commission's letter and enclosures.

**Postpones Bill 74 until a Traffic Impact Analysis Report (TIAR) is completed or the Planning Committee meeting scheduled for July 9, 2007, whichever comes first.****Votes:****In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole, Yagong, Yoshimoto and Chair Pilago****Opposed: None****Absent: None.**Comm. 256:  
(Bill 76)

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 AGRICULTURAL - 10 ACRE (A-10a) TO FAMILY AGRICULTURAL - 3 ACRE (FA-3a) AT WAIAKEA, SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY 2-4-065:34 (Applicant: Michael and Nina Tanabe) (Area: Approximately 10 acres)

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From Mayor Harry Kim, dated March 14, 2007, transmitting the above bill and Planning Commission's letter and enclosures.

**Recommends passage of Bill 76 on first reading.****Votes:****In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole, Yagong, Yoshimoto and Chair Pilago****Opposed: None****Absent: None.**

Comm. 267: AN ORDINANCE AMENDING CHAPTER 25, ZONING CODE, ARTICLE 4,  
(Bill 79) DIVISION 5, OF THE HAWAI'I COUNTY CODE 1983 (2005 EDITION, AS  
AMENDED), RELATING TO OFF-STREET PARKING AND LOADING (Increases the  
required number of parking spaces and requires even distribution of off-street parking and  
loading spaces for certain permitted uses under the Zoning Code)  
From Councilmember Brenda Ford, dated March 20, 2007, transmitting the above bill.

**Postpones Bill 79 to the next Planning Committee meeting scheduled for  
April 17, 2007.**

**Votes:**

**In Favor: Committee Members Higa, Hoffmann, Ikeda, Naeole, Yagong,  
Yoshimoto and Chair Pilago**

**Opposed: Committee Members Ford and Jacobson.**

**Absent: None.**

## UNFINISHED BUSINESS

Comm. 4: AN ORDINANCE AMENDING SECTION 25-8-2 (NORTH AND SOUTH KONA  
(Bill 2) 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 - 20 ACRES (A-20a) TO  
AGRICULTURAL - 10 ACRES (A-10a) AT KALOKO, NORTH KONA, HAWAI'I,  
COVERED BY TAX MAP KEY 7-3-27:14 (Applicant: Winton Nicholson)  
(Area: Approx. 21.088 acres)  
From Mayor Harry Kim, dated November 13, 2006, transmitting the above bill and the  
Planning Commission's letter and enclosures.

Postponed: December 19, 2006

**Postpones Bill 2 until September 1, 2007**

**Votes:**

**In Favor: Committee Members Ford, Higa, Hoffmann, Ikeda, Jacobson, Naeole,  
Yagong, Yoshimoto and Chair Pilago**

**Opposed: None**

**Absent: None.**

## ADJOURNMENT

The meeting place is accessible for persons with disabilities. Persons who need special accommodations to attend these meetings should call 961-8245 by **March 29, 2007**. Persons using TDDs may call 961-8521.

Copies of these agendas and items listed on the agendas are available at the at the County Clerk's Office, 333 Kilauea Avenue, 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:

- Hilo Council Office at the Ben Franklin Building, Second Floor; 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 must register with the County Clerk's staff. Those testifying in person and submitting written testimony at the meetings should bring **fifteen (15)** copies of the testimony for distribution. Testimony may also be submitted (1) by mail to the County Clerk's Office in Hilo at 25 Aupuni St., Hilo, Hawai'i, 96720, (2) by facsimile to (808) 961-8912, or (3) by e-mail to [counciltestimony@co.hawaii.hi.us](mailto:counciltestimony@co.hawaii.hi.us). **Please submit a separate testimony for each item.** For testimonies received via e-mail or fax, 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: Public Works & Intergovernmental Relations and Finance Committee meetings - Tuesday, April 10 & 17, 2007, at 8:30 p.m.; Planning and Environmental Management Committee meetings - Thursdays, April 12 & 19, 2007, at 8:30 p.m.; and all four Committee meetings - Sunday, April 22, 2007, at 10:30 a.m.