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Vice Chair



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Emily I. Naeole, *Member*
J Yoshimoto, *Member*

**HAWAI'I COUNTY COUNCIL
COMMITTEE ON PLANNING
26th Session**

DATE: February 5, 2008 (Tuesday)
PLACE: Councilroom
Ben Franklin Building
333 Kīlauea Avenue, 2nd Floor
Hilo, Hawai'i
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 ITEMS ON THE AGENDA

REFERRALS

[Comm. 945:](#) A RESOLUTION ENCOURAGING THE COMMERCIAL EUCALYPTUS FORESTRY INDUSTRY AND THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO WORK TOGETHER TO PROMOTE BETTER MANAGEMENT PRACTICES BY IMPLEMENTING SETBACKS AND/OR BUFFER ZONES WHERE EUCALYPTUS TREES BORDER RESIDENTIAL HOMES, STATE HIGHWAYS, AND COUNTY ROADS (recommends the completion of a reforestation plan that delineates specific setbacks and/or buffer zones of 120 feet)

From Councilmember Dominic Yagong, dated January 18, 2008, transmitting the above resolution.

[Comm. 947:](#) A RESOLUTION EXTENDING THE TEMPORARY DELAY OF COUNCIL ACTION ON REZONING APPLICATIONS IN THE DISTRICT OF SOUTH KOHALA UNTIL THE SOUTH KOHALA COMMUNITY DEVELOPMENT PLAN IS ADOPTED BY ORDINANCE, OR DECEMBER 1, 2008, WHICHEVER SHALL OCCUR FIRST (extends the sunset date from January 5, 2008 to December 1, 2008)

From Council Chair Pete Hoffmann, dated January 23, 2008, transmitting the above resolution.

[Comm. 948:](#)
[\(Res. 502-08\)](#) A RESOLUTION AMENDING RESOLUTION NO. 44-07, DRAFT 2, BY EXTENDING THE TEMPORARY DELAY OF COUNCIL ACTION ON REZONING APPLICATIONS IN THE DISTRICT OF NORTH KOHALA THAT WOULD PERMIT TRANSIENT LODGING ACCOMMODATIONS OR RE-DESIGNATE AGRICULTURAL LAND INTO ZONING DISTRICTS WITH A MINIMUM LAND AREA LESS THAN TWENTY (20) ACRES IN SIZE, UNTIL THE NORTH KOHALA COMMUNITY DEVELOPMENT PLAN IS ADOPTED BY ORDINANCE, OR DECEMBER 1, 2008, WHICHEVER SHALL OCCUR FIRST (extends the sunset date from February 22, 2008 to December 1, 2008)

From Council Chair Pete Hoffmann, dated January 18, 2008, transmitting the above resolution.

[Comm. 980:](#)
[\(Res. 516-08\)](#) RESOLUTION AUTHORIZING APPROVAL OF IN LIEU FAIR SHARE CONTRIBUTION TO SATISFY CONDITION "H" OF ORDINANCE NO. 02-25 (Applicant: Parker Land Trust; requests the County Council approve the in-lieu credit in the amount of \$4,707,032 to offset a portion of the fair share contribution, where construction of the intersection improvements were completed by the applicant)

From Planning Director Chris Yuen, dated January 24, 2008, transmitting the above resolution.

[Comm. 981:](#)
[\(Res. 517-08\)](#) RESOLUTION AUTHORIZING APPROVAL OF IN LIEU FAIR SHARE CONTRIBUTION TO SATISFY CONDITION "H" OF ORDINANCE NO. 02-25 (Applicant: Parker Land Trust; requests the County Council approve the in-lieu credit in the amount of \$902,738.95 to offset a portion of the fair share contribution where construction of a ten-acre park site and multi-purpose athletic field was completed by the applicant)

From Planning Director Chris Yuen, dated January 24, 2008, transmitting the above resolution.

UNFINISHED BUSINESS

[Comm. 4:](#)
[\(Bill 2\)](#) AN ORDINANCE AMENDING SECTION 25-8-2 (NORTH AND SOUTH KONA DISTRICT ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII 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, HAWAII, COVERED BY TAX MAP KEY 7-3-27:14 (Applicant: Winton Nicholson) (Area: Approx. 21.088 acres); *and*

From Mayor Harry Kim, dated November 13, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.

[Comm. 4.1:](#) From Gregory Mooers, dated December 19, 2006; *and*
[Comm. 4.2:](#) From Gregory Mooers, dated April 3, 2007; *and*
[Comm. 4.3:](#) From Gregory Mooers, dated August 23, 2007.

[Comm. 89:](#) AN ORDINANCE AMENDING SECTION 25-8-2 (NORTH AND SOUTH KONA DISTRICT ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE 1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL - 20 ACRE (A-20a) TO AGRICULTURAL - 10 ACRE (A-10a) AT KALOKO, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-3-026:017
[\(Bill 28\)](#) (Applicant: Scott Olin) (Area: Approximately 20.913 acres); and
 From Mayor Harry Kim, dated January 8, 2007, transmitting the above bill and Planning Commission's letter and enclosures.

[Comm. 89.1:](#) From Gregory Mooers, dated January 30, 2007; *and*

[Comm. 89.2:](#) From Gregory Mooers, dated August 23, 2007.

Bill 131: AN ORDINANCE AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP),
 (Draft 2) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY
 (C-617) CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO
 (1994-1996) RESIDENTIAL AND AGRICULTURAL (RS-.5a) AT PANAEWA, WAIAKEA, SOUTH
 HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-52:1
 (Applicant: Roy K. and Jeannette M. Okada Revocable Living Trusts)
(Area: Approximately 2.72 acres); and
 From Mayor Stephen K. Yamashiro, dated July 27, 1995, transmitting the above bill and the Planning Commission's letter and enclosures.

[Comm. 834:](#) From Planning Director Chris Yuen, dated November 27, 2007; *and*

[Comm. 834.1:](#) From Roy K. and Jeannette M. Okada, dated December 13, 2007.

ADJOURNMENT

The meeting place is accessible for persons with disabilities. Persons who need special accommodations for this meeting should call 961-8245 by **January 31, 2008**. Persons using TDDs may call 961-8521.

Copies of this agenda and items listed on the agenda are available on the County Council-Clerk web page at http://co.hawaii.hi.us/council/agendas_and_actions.htm, the County Clerk's Office, 333 Kīlauea Avenue, Hilo; the Office of the Mayor, 75-5706 Kuakini Highway, Suite 103, Kailua-Kona; the Kona Council Office, Kailua Trade Center, 75-5706 Hanama Place, Suite 109, Kailua-Kona; and the Waimea Council Office at the Holomua Center, 64-1067 Māmalahoa Highway, Suite 5, Waimea. 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.

Videoconferencing from the Pāhoa Neighborhood Facility will not be available. If for technical or other unanticipated circumstances 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 submitting written testimony at the meeting should bring **fifteen (15)** copies 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. **Please submit separate testimony for each item.** For testimony 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.

Viewing of Meetings on Government Access Television - Channel 52:

Public Works & Intergovernmental Relations, Public Safety & Parks and Recreation and Finance Committee meetings - Tuesdays, February 12 and 19, 2008, at 8:30 p.m.; Planning Committee meeting - Thursdays, February 14 and 21, 2008, at 8:30 p.m.; and all four Committee meetings - Sunday, February 24, 2008, at 10:30 a.m.