

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
1st Session**

DATE: December 19, 2006 (Tuesday)
PLACE: Sheraton Keauhou Bay Resort and Spa
78-128 Ehukai Street
Kailua-Kona, Hawai'i
TIME: 9:00 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. 3:
(Bill 1) 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 LIMITED INDUSTRIAL - 1 ACRE (ML-1a) TO INDUSTRIAL-COMMERCIAL MIXED 1-ACRE (MCX-1a) AT KALOKO, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEY 7-3-51:96 (Applicant: C&R Development, LLC) (Area: Approx. 42,246 square feet)
From Mayor Harry Kim, dated November 13, 2006, transmitting the above bill and the Planning Commission's letter and enclosures.

Recommends passage of Bill 1 on first reading

For: Higa, Hoffmann, Ikeda, Naeole, Pilago, Yagong and Yoshimoto

Against: Ford and Jacobson

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 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 to the Planning Committee meeting scheduled for April 3, 2007.

Comm. 18:
(Res. 16-07) RESOLUTION TO TEMPORARILY DELAY COUNCIL ACTION ON REZONING APPLICATIONS IN THE DISTRICTS OF NORTH AND SOUTH KONA UNTIL THE

NORTH AND SOUTH KONA COMMUNITY DEVELOPMENT PLAN IS ADOPTED BY ORDINANCE, OR UNTIL APRIL 1, 2007, WHICHEVER SHALL OCCUR FIRST
 From Councilmember K. Angel Pilago, dated December 6, 2006, transmitting the above resolution. States the resolution is submitted in response to Kona constituents who strongly believe that rezonings should not occur during the critical community development planning process.

Recommends adoption of Res. 16-07.

For: Councilmembers Ford, Hoffmann, Jacobson, Naeole, Pilago, Yagong and Yoshimoto

Opposed: None.

Absent: Councilmembers Higa and Ikeda

Comm. 19:
 (Res. 17-07)

RESOLUTION TO TEMPORARILY DELAY COUNCIL ACTION ON REZONING APPLICATIONS IN THE DISTRICT OF SOUTH KOHALA UNTIL THE SOUTH KOHALA COMMUNITY DEVELOPMENT PLAN IS ADOPTED BY ORDINANCE, OR UNTIL JANUARY 5, 2008, WHICHEVER SHALL OCCUR FIRST

From Council Chair Pete Hoffmann, dated December 5, 2006, transmitting the above resolution. States that South Kohala residents have repeatedly expressed frustration with the lack of infrastructure. Recruitment for the South Kohala Community Development Plan Steering Committee is currently underway with a deadline of December 18, 2006. A temporary delay in rezonings in South Kohala will allow the community, through a deliberate community planning process, to define how best to solve existing problems and allocate space for new growth.

Recommends adoption of Res. 17-07.

For: Councilmembers Ford, Hoffmann, Jacobson, Naeole, Pilago, Yagong and Yoshimoto

Opposed: None.

Absent: Councilmembers Higa and Ikeda

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
 Postponed**

**July 6, 2006
 August 21, 2006**

Recommends passage of Bill 220 on first reading

For: Councilmembers Higa, Ikeda, Naeole, Yagong and Yoshimoto.

Opposed: Councilmembers Ford, Hoffmann, Jacobson and Pilago.

Absent: None.

(Note: Bill 221 and Bill 221, Dr. 2, also related to Comm. 680, continues on the next page.)

(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
See Below (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
Postponed

July 6, 2006
August 21, 2006

Comm. 680.1: From Councilmember Gary Safarik, dated August 15, 2006. The original Bill 221 did not contain any conditions as this bill was brought forward by the Planning Commission with a negative recommendation. Draft 2 adds standard language conditions normally contained in rezoning bills and renumbers Section 2 to 3 and Section 3 to 4.
 (Bill 221)
 (Draft 2)

Recommends passage of Bill 221, as amended to Draft 2, on first reading

For: Councilmembers Higa, Ikeda, Naeole, Yagong and Yoshimoto.

Opposed: Councilmembers Ford, Hoffmann, Jacobson and Pilago.

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 **December 15, 2006**. Persons using TDDs may call 961-8521.

Copies of these agendas and items listed on the agendas may be viewed 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 will not be available for these meetings.

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 **seventeen (17)** 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. **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 Committee meeting - Tuesdays, December 26, 2006 and January 2, 2007 at 8:30 p.m.;
and Finance and Environmental Management Committee meetings - Thursdays, December 28, 2006
and January 4, 2007, at 8:30 p.m.; and all three Committee meetings - Sunday, January 7, 2007,
at 10:30 a.m.

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