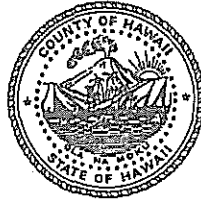


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

October 24, 2005

Mr. Brad R. Kurokawa  
PBR Hawaii  
101 Aupuni St., Suite 310  
Hilo, Hawaii 96720-4262

Dear Mr. Kurokawa:

**SUBJECT: Non-Significant Zoning Change Application (NZC 05-004)**  
**Applicant: WB Kukio Resorts, LLC**  
**Landowners: WB Kukio Resorts, LLC and Onaway Investments, LP**  
**TMK: 7-2-016:005 & 7-2-019:013**

This is to acknowledge receipt on October 4, 2005 of your request, on behalf WB Kukio Resorts, LLC, for a determination of a non-significant zoning change in accordance with Section 25-2-45 of Chapter 25, Hawaii County Code and Planning Department Rule No. 8. Also acknowledged is receipt on October 20, 2005 of the supplemental information sent to surrounding property owners providing a more detailed explanation of the request and map of the affected area.

The subject properties were rezoned by the County Council by Change of Zone Ordinance 88-158 (REZ 609) on October 5, 1988. Your request is to adjust the zoning boundaries to minimize the visual impact of the existing public access parking lot fronting Kukio Lot 94.

Areas of the current zonings affected by this action are as follows:

Hotel-Resort (V-2.0)	21.696 acres
Open (O)	<u>150.750 acres</u>
Total:	172.446 acres

Proposed changes to the zoning areas are as follows:

Area	V-2.0		Open	
	sq. ft.	acres	sq. ft.	acres
A-1	-5,234	-0.120	5,234	0.120
B-1	5,220	0.120	-5,220	-0.120
<b>Area of Change</b>	<b>-14 s.f.</b>	<b>0 acre</b>	<b>14 s.f.</b>	<b>0 acre</b>
<i>5 % of Area</i>	<i>47,254 sq. ft.</i>		<i>328,334 sq. ft.</i>	

According to Section 25-2-45 of the Zoning Code regarding Non-Significant Zoning Changes, the Planning Director may administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the general plan and any development plan adopted by ordinance, and must either:

- (1) Not result in a net increase in the density allowed in the zoning district(s) containing the affected area; *or*
- (2) Be the lesser of a five percent or one acre increase or decrease in the area of any zoning district(s).

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(a)(2) of Chapter 25, Hawaii County Code, for determining non-significant zoning changes:

- 1) The adjustment of zoning boundaries is the lesser of a five percent or one acre increase or decrease in the area of any zoning district. The Hotel-Resort (V) change of -14 sq. ft. is less than five percent of 945,078 sq. ft. The Open change of +14 sq. ft. is also less than five percent of 6,566,670 sq. ft.
- 2) The area under review is in compliance with the General Plan. The County of Hawaii General Plan (2005) became effective on February 9, 2005. The subject parcel is now designated as "Resort Node" on the Land Use Pattern Allocation Guide (LUPAG) Map.

Based on the above, we hereby administratively grant the requested non-significant zoning changes.

Mr. Brad R. Kurokawa  
PBR Hawaii  
Page 3  
October 28, 2005

Should you have any questions, please feel free to contact Larry Brown or Esther Imamura of this office at 961-8288.

Sincerely,



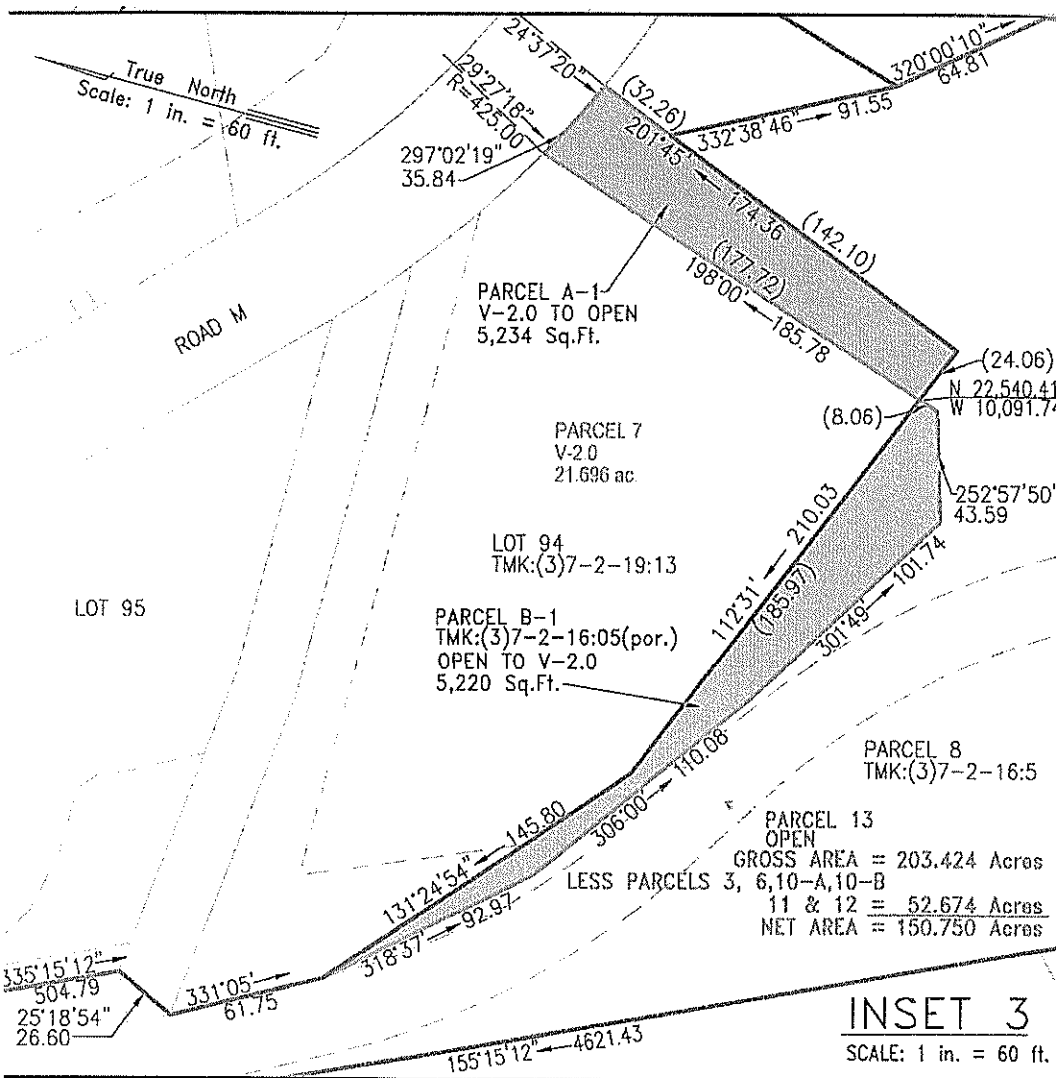
CHRISTOPHER J. YUEN  
Planning Director

LMB:cd

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cc: w/app      Hawaii County Council  
                 Real Property Tax Division  
                 Planning-West Hawaii Office  
                 Planning-TMK Mapping Section (Hans Santiago)  
                 Planning-Long Range Section

cc: w/map, M&B description:Planning-GIS Section (Gilbert Bailado)



**LEGEND**

**PARCEL 7**  
V-2.0  
21.696

EXISTING ZONE PARCEL

PARCEL 7  
V-2.0  
21.696

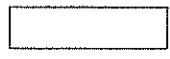
PROPOSED ZONE PARCEL



ADJUSTED ZONED AREA V-2.0 TO OPEN



ADJUSTED ZONING AREA OPEN TO V-2.0



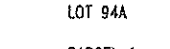
NO CHANGE IN ZONE



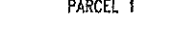
PROPERTY LINE



EASEMENT



LOT NAME



PARCEL NAME

**NOTE:**



DENOTES NO VEHICULAR ACCESS PERMITTED



DENOTES VEHICULAR ACCESS PERMITTED



DENOTES LIMITED VEHICULAR ACCESS PERMITTED

**INSET 3**  
SCALE: 1 in. = 60 ft.

AZIMUTHS AND COORDINATES REFERRED TO GOVERNMENT TRIANGULATION STATION "AKAHIPUU"

**SAM O. HIROTA, INC.**