

**COUNTY OF HAWAII      STATE OF HAWAII**

**RESOLUTION No. 328 91**

WHEREAS, The County of Hawaii, through its Housing Agency's goals and objectives has established as one of its housing goals, to promote new, innovative and flexible housing developments to meet the changing needs of residents; and

WHEREAS, the Mayor of the County of Hawaii is empowered to designate areas of land for experimental and demonstration housing projects to research and develop ideas to reduce the cost of housing; and

WHEREAS, on March 29, 1989, the Hawaii County Housing Agency adopted Resolution No. 54, authorizing the Mayor and the Housing Agency to proceed with the development of a demonstration affordable housing project to be developed by James K. Schuler and Associates, Inc.; and

WHEREAS, the Office of Housing and Community Development has completed a preliminary feasibility analysis and has concluded that the proposed "Schuler Development" should be designated as the initial phase of the "300 Acre Waikoloa Village Affordable Housing Project" a demonstration and experimental project; and

WHEREAS, the designation of approximately 52 acres of land, as the initial phase of the experimental and demonstration housing project is necessary for the timely and successful development of reasonably priced housing units; and

WHEREAS, a public hearing on this matter has been conducted in compliance with the requirements of the Section 46-15, Hawaii Revised Statutes (HRS);

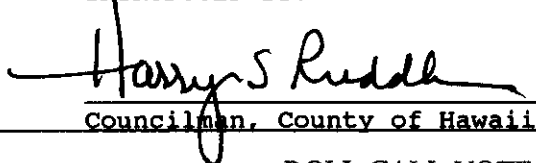
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII that the Mayor is hereby authorized to designate the "Schuler Development" as the initial phase of the "300 Acre Waikoloa Village Affordable Housing Project" (See Exhibits A & B) for an experimental and demonstration housing project as provided by Section 46-15, HRS, upon the acceptance of the deed to the property for the initial phase by James K. Schuler and Associates, Inc. or the County of Hawaii; and

BE IT FURTHER RESOLVED that the Mayor is authorized to designate the Housing Administrator of the County of Hawaii to serve as the designated county official to administer this Experimental and Demonstration Housing Project as provided by Section 46-15, HRS; and

BE IT FURTHER RESOLVED that the County Clerk be directed to forward true copies of this Resolution to the James K. Schuler and Associates, Inc. and the Office of Housing and Community Development.

Dated at Hilo, Hawaii, this 5th day of June, 1991.

INTRODUCED BY:

  
 Councilman, County of Hawaii

COUNTY COUNCIL  
 County of Hawaii  
 Hilo, Hawaii

ROLL CALL VOTE

	AYES	NOES	ABS	EX
ARAKAKI	X			
DE LIMA	X			
DOMINGO	X			
HALE		X		
KOKUBUN	X			
LAI	X			
MAKUAKANE	X			
RUDDLE	X			
SCHUTTE	X			
	8	1	0	0

Reference Res. 329/Bill 439

RESOLUTION NO. **328 91**

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawaii on June 5, 1991.

ATTEST:

  
 COUNTY CLERK CHAIRMAN & PRESIDING OFFICER

See attached to the Council Resolution as EXHIBIT A, a set of preliminary construction drawings showing street layouts, typical street cross sections, grading plans, drainage systems, lot layouts, house plans and specifications for the four proposed house models and a proposed layout for a Model Home/Sales Complex.

## EXHIBIT B

The following is a preliminary list of items also being preempted by this action:

### 1. Lot Size, RS-10 Zone

Chapter 25, Article 4, Section 25-119 - lot size  
Minimum 7,500 square foot lot size in place of  
10,000 square foot minimum.

Section 25-124 - minimum yards - setbacks  
Minimum 15' front and rear, 8' sides in place of  
20' front and rear, 10' sides.

Section 25-123 minimum building site average width  
Minimum of 60' in place of 70'.

### 2. Temporary Sales Office

Chapter 25, Article 1, Division 7, Section 25-46

(e) Waiving of Parking requirement.

(g) Waiving of Final Subdivision approval  
requirement prior to establishment of  
temporary real estate office.

### 3. Construction of Homes

Chapter 25, Article 1, Division 7, Section 25-39

(A) Waiving the requirement that subdivision  
construction drawings be submitted and  
approved and final plat map be submitted  
and reviewed prior to the issuance of  
building permits.

### 4. Subdivision

Chapter 23, Division 4, Section 23-41 Minimum  
right-of-way width

(a) Collector 60' right-of-way, 24' pavement  
and Minor 50' right-of-way, 20' pavement  
amended as per plan.

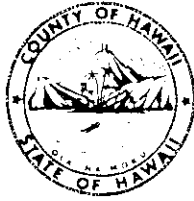
(b) Collector 36' pavement and Minor 32' pavement  
amended as per plan.

Chapter 23, Division 4, Section 23-48

(a) Cul-de-sacs not more than 600' in length nor  
serve more than 18 lots amended as per plan.

RUSSELL S. KOKUBUN  
Chairman & Presiding Officer

MERLE K. LAI  
Vice-Chairwoman



COUNTY COUNCIL

County of Hawaii  
Hawaii County Building  
25 Aupuni Street  
Hilo, Hawaii 96720

JAMES Y. ARAKANI  
BRIAN J. DE LIMA  
TAKASHI DOMINGO  
HELENE H. HALE  
ROBERT H. MAKUAKANE  
HARRY S. RUDDLE  
SPENCER K. SCHUTTE

June 28, 1991

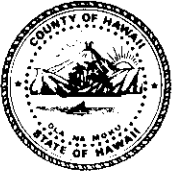
James K. Schuler & Associates, Inc.  
1001 Bishop Street, Suite 1060  
Honolulu, HI 96813

Enclosed is a copy of Resolution No. 328-91 which was  
adopted by the Council of the County of Hawaii on  
June 5, 1991.

A handwritten signature in cursive script, appearing to read "R. Shioji".

Robert S. Shioji  
DEPUTY COUNTY CLERK

Encl.



# Office of Housing and Community Development

50 Wailuku Drive • Hilo, Hawaii 96720 • (808) 961-8379 • Fax (808) 935-4725

Lorraine R. Inouye  
Mayor

Brian T. Nishimura  
Housing Administrator

May 21, 1991

## MEMORANDUM

TO: Russell S. Kokubun, Chairman  
Hawaii County Council

FROM: Harry S. Ruddle, Chairman  
Hawaii County Housing Agency *HSR*

SUBJECT: Resolutions and an Appropriation Ordinance for the  
Hawaii County Council

The Office of Housing and Community Development (OHCD) have submitted to the Hawaii County Housing Agency (HCHA) the following resolutions and appropriation ordinance:

1. Resolution authorizing the Mayor to designate the "Schuler Development" as the initial phase of the "300 Acre Waikoloa Village Affordable Housing Project" for an experimental and demonstration housing project as provided by Section 46-15, HRS.
2. Resolution authorizing the Mayor to enter into a Memorandum of Understanding with the Hawaii Housing Authority for the 1991 Emergency Shelter Grant Program funds.
3. Appropriation Ordinance for the Housing Preservation Grant Program.

The HCHA have reviewed and approved the resolutions and appropriation ordinance at its meeting of May 21, 1991. Accordingly, I am requesting that the resolutions and appropriation ordinance be included on the Council agenda for action at its next meeting.

HSR/ly

Attach. - Res 328 + 329  
B.11 437

xc: Brian T. Nishimura



EQUAL HOUSING OPPORTUNITY