

COUNTY OF HAWAI'I



STATE OF HAWAI'I

RESOLUTION NO. 548 20

**A RESOLUTION AUTHORIZING THE EXEMPTION OF CERTAIN PLANNING AND ZONING CODE REQUIREMENTS FOR THE PAPA'ALOA ELDERLY HOUSING PROJECT PURSUANT TO SECTION 46-15 OF THE HAWAI'I REVISED STATUTES**

**WHEREAS**, the County of Hawai'i owns the Papa'aloa Elderly Housing project which sits on 2.5 acres of land in Papa'aloa in the Hamakua district consisting of 10 one bedroom units, further described as TMK: (3) 3-5-003:049 (the "Property"). The Property is currently zoned AG-1 and RS-15.

**WHEREAS**, Papa'aloa Elderly Housing is currently leased to and managed by Big Island Housing Foundation who is working with the developer, Hawai'i Island Community Development Corporation (HICDC) to demolish and rebuild the existing 10 units and build 10 additional units for a total of 20 senior housing units on the Property; and

**WHEREAS**, on March 16, 1983, the Hawai'i County Council adopted Resolution No. 572-83 which designated the Papa'aloa Elderly Housing site area as an experimental and demonstration housing project as provided by Section 46-15, Hawai'i Revised Statutes (HRS) which exempts the project from certain laws, code requirements and standards, as established by the Department of Public Works and the Planning Department; and

**WHEREAS**, the Mayor of the County of Hawai'i 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**, Section 46-15, HRS requires the preliminary plans and specifications of the project be submitted to the legislative body of the County of Hawai'i, the County Council, for approval; and

**WHEREAS**, Section 46-15, HRS also provides that the final plans and specification shall be deemed approved by the Legislative body if the final plans and specifications do not substantially deviate from the approved preliminary plans and specifications; now therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI'I** that it hereby approves the preliminary plans and specifications for the Papa'aloa Elderly Housing project, identified and attached hereto as Exhibit "A" as part of the experimental and demonstration housing project as provided by Section 46-15, HRS; and

**BE IT FURTHER RESOLVED** that the project site, identified on the map attached hereto as Exhibit "A", shall be exempt from certain laws, code requirements and standards, as established by the Department of Public Works and the Planning Department as identified in Exhibit "B"; and

**BE IT FURTHER RESOLVED** that the Mayor is authorized to designate the Housing Administrator of the County of Hawai'i to serve as the designated County Official to administer the "Experimental and Demonstration Housing Project" as provided by Section 46-15, HRS.

**BE IT FURTHER RESOLVED**, that copies of this Resolution be sent to the Administrator of the Office of Housing and Community Development.

Dated at Hilo, Hawai'i, this 25th day of March, 2020.

INTRODUCED BY:

  
 COUNCIL MEMBER, COUNTY OF HAWAI'I

COUNTY COUNCIL  
 County of Hawai'i  
 Hilo, Hawai'i

ROLL CALL VOTE

	AYES	NOES	ABS	EX
CHUNG	X			
DAVID	X			
EOFF	X			
KANEALI'I-KLEINFELDER	X			
KIERKIEWICZ	X			
LEE LOY	X			
POINDEXTER	X			
RICHARDS	X			
VILLEGAS	X			
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I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on March 25, 2020.

ATTEST:

 COUNTY CLERK  
 CHAIRPERSON & PRESIDING OFFICER

Reference: C-831/Waived FC  
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