

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 187

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY: 2-3-36:PORTION 18 AND 2-3-37:6.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29 of Ordinance No. 63 (Zoning Ordinance), Revised Ordinances of the County of Hawaii 1967, as amended, is hereby further amended by adding thereto the following subsection:

"7.29 (i). The district classification of the following area situated at Ponahawai, South Hilo, Hawaii, shall be Single Family Residential (RS-7.5):

Beginning at a point at the north corner of this parcel of land and on the southeasterly side of Ponahawai Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Halai" being 186.37 feet north and 1972.96 feet east, and running by azimuths measured clockwise from true south:

- | | | | | |
|-----|------|-----|-----|--|
| 1. | 325° | 53' | | 713.82 feet along the remainder of Grant 252 to B. Pitman to a point in the middle of Alenaio Stream; |
| 2. | 85° | 40' | | 15.29 feet along the middle of Alenaio Stream; thence following along the middle of Alenaio Stream for the next forty-nine (49) courses; |
| 3. | 42° | 10' | | 100.00 feet; |
| 4. | 29° | 24' | 38" | 61.25 feet; |
| 5. | 16° | 55' | 05" | 74.55 feet; |
| 6. | 14° | 29' | | 209.70 feet; |
| 7. | 354° | 30' | | 72.00 feet; |
| 8. | 51° | 24' | | 49.50 feet; |
| 9. | 66° | 12' | | 63.10 feet; |
| 10. | 125° | 01' | | 33.48 feet; |
| 11. | 76° | 32' | | 64.94 feet; |
| 12. | 88° | 10' | | 48.00 feet; |
| 13. | 102° | 21' | 51" | 26.48 feet; |

14.	73 ^o	17'	16"	60.88 feet;
15.	115 ^o	25'	02"	66.02 feet;
16.	87 ^o	55'	46"	83.31 feet;
17.	75 ^o	42'	18"	113.42 feet;
18.	83 ^o	34'	36"	40.73 feet;
19.	51 ^o	14'	31"	46.97 feet;
20.	29 ^o	17'	18"	87.73 feet;
21.	358 ^o	48'	30"	13.10 feet;
22.	358 ^o	10'	30"	42.30 feet;
23.	340 ^o	55'	26"	41.76 feet;
24.	359 ^o	13'	07"	75.00 feet;
25.	341 ^o	56'	33"	63.38 feet;
26.	327 ^o	18'	23"	21.20 feet;
27.	18 ^o	56'		17.75 feet;
28.	59 ^o	15'		34.43 feet;
29.	67 ^o	28'	30"	23.63 feet;
30.	46 ^o	07'		14.87 feet;
31.	56 ^o	12'		90.20 feet;
32.	62 ^o	19'		144.25 feet;
33.	44 ^o	07'	37"	61.88 feet;
34.	68 ^o	05'	55"	33.30 feet;
35.	19 ^o	22'	12"	36.52 feet;
36.	69 ^o	15'	03"	70.78 feet;
37.	88 ^o	06'	43"	47.03 feet;
38.	49 ^o	22'	28"	35.51 feet;
39.	68 ^o	08'	40"	18.79 feet;
40.	99 ^o	10'		50.20 feet;
41.	62 ^o	05'		49.86 feet;
42.	74 ^o	04'		49.99 feet;
43.	97 ^o	40'		26.57 feet;
44.	59 ^o	55'		29.50 feet;

45. 84° 14' 52" 65.50 feet;
46. 55° 15' 30" 123.08 feet;
47. 86° 10' 32" 72.32 feet;
48. 43° 18' 133.74 feet;
49. 68° 03' 25" 81.96 feet;
50. 45° 27' 218.70 feet;
51. 41° 42' 145.99 feet to a point on the easterly side of Komohana Street; thence following along the easterly side of Komohana Street on a curve to the right having a radius of 2960.00 feet, the chord azimuth and distance being:
52. 160° 38' 26" 518.65 feet;
53. 165° 40' 232.89 feet along the easterly side of Komohana Street;
54. 190° 30' 69.34 feet along the easterly side of Komohana Street;
55. 140° 00' 67.23 feet along the northeasterly side of Komohana Street;
56. 165° 40' 79.95 feet along the easterly side of Komohana Street; thence following along a curve to the right having a radius of 32.00 feet, the chord azimuth and distance being:
57. 210° 40' 45.26 feet to a point on the southerly side of Ponahawai Street;
58. 255° 40' 250.46 feet along the southerly side of Ponahawai Street; thence following along the southerly side of Ponahawai Street on a curve to the left having a radius of 1030.00 feet, the chord azimuth and distance being:
59. 244° 05' 413.63 feet;
60. 232° 30' 1819.20 feet along the southeasterly side of Ponahawai Street to the point of beginning and containing an area of 50.988 acres.

"All as outlined in red on the map attached hereto, marked Exhibit "A," and by reference made a part hereof."

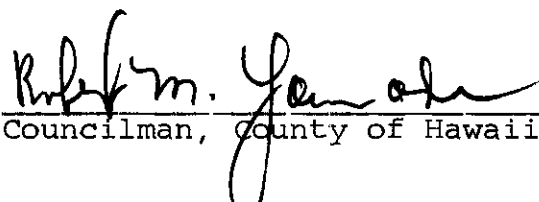
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be incrementally zoned in six (6) increments. The first three (3) increments shall consist of sixty (60),

forty (40), and forty (40) lots respectively. The final three (3) increments shall consist of forty (40), thirty (30), and remaining lots respectively. The effective date of zoning for the next increment shall be after development has occurred on the previous zoning increment. Development is defined as building permits issued for residential dwelling units and construction partially completed-- partially completed in the sense of having at least roofs on them-- on twenty-five (25) per cent of the lots of the previous increment or increments; (B) approximately four (4) acres be set aside and improved by the developer for active recreational uses; (C) the development of the lower portion of the subject area occur only after the present sugar cane crop has been harvested; and (D) the owner or lessee of the subject property submit a subdivision plan for preliminary approval of the first increment within one (1) year from the date of approval of the change of zoning. Should **these conditions** not be met, the Planning Commission shall reserve the right to initiate action to rezone the subject property to its former zoning designation.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

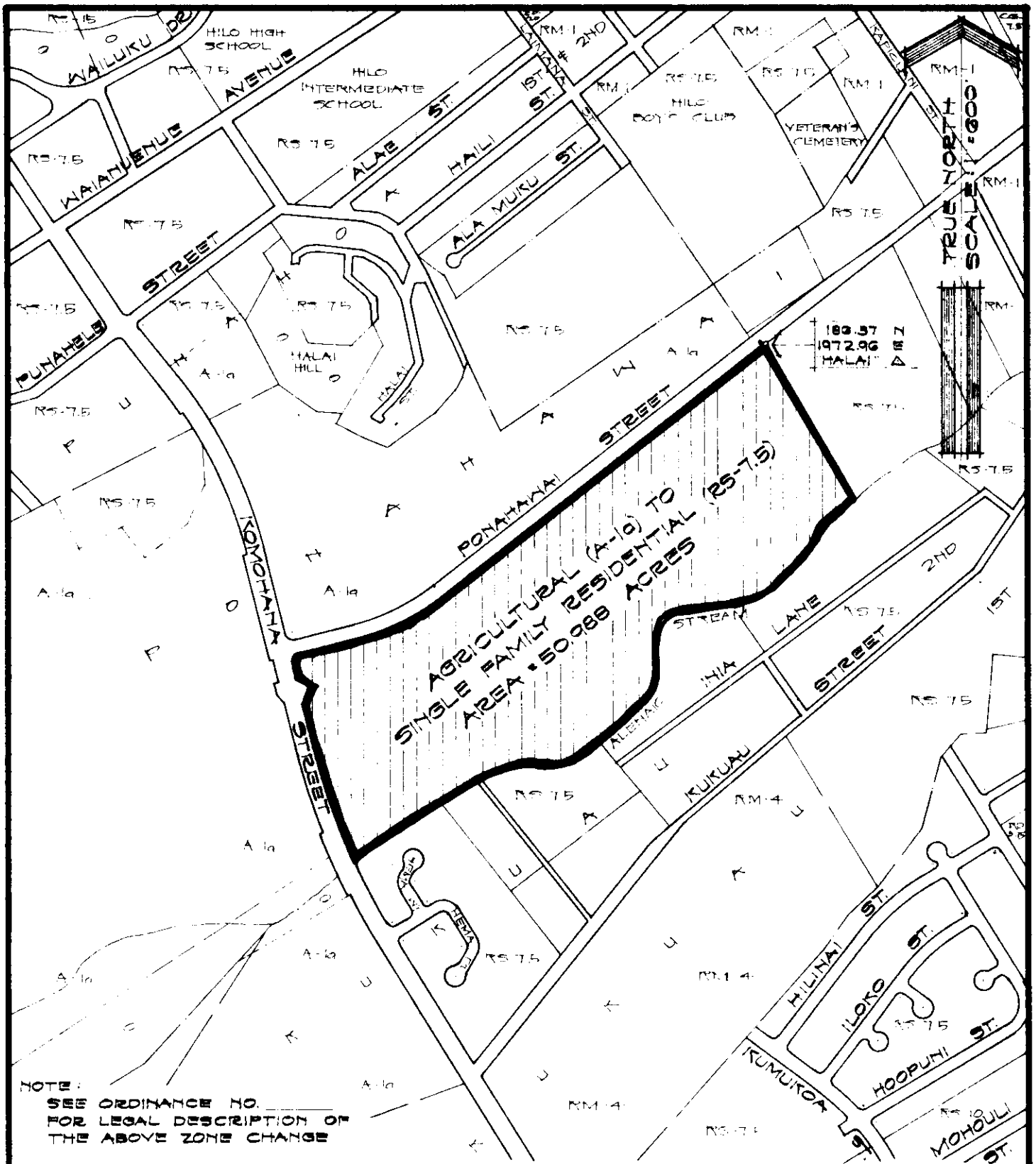


Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: July 12, 1972

Date of Adoption: July 26, 1972



NOTE:
SEE ORDINANCE NO. 187
FOR LEGAL DESCRIPTION OF
THE ABOVE ZONE CHANGE

AMENDMENT TO THE COUNTY ZONING ORDINANCE

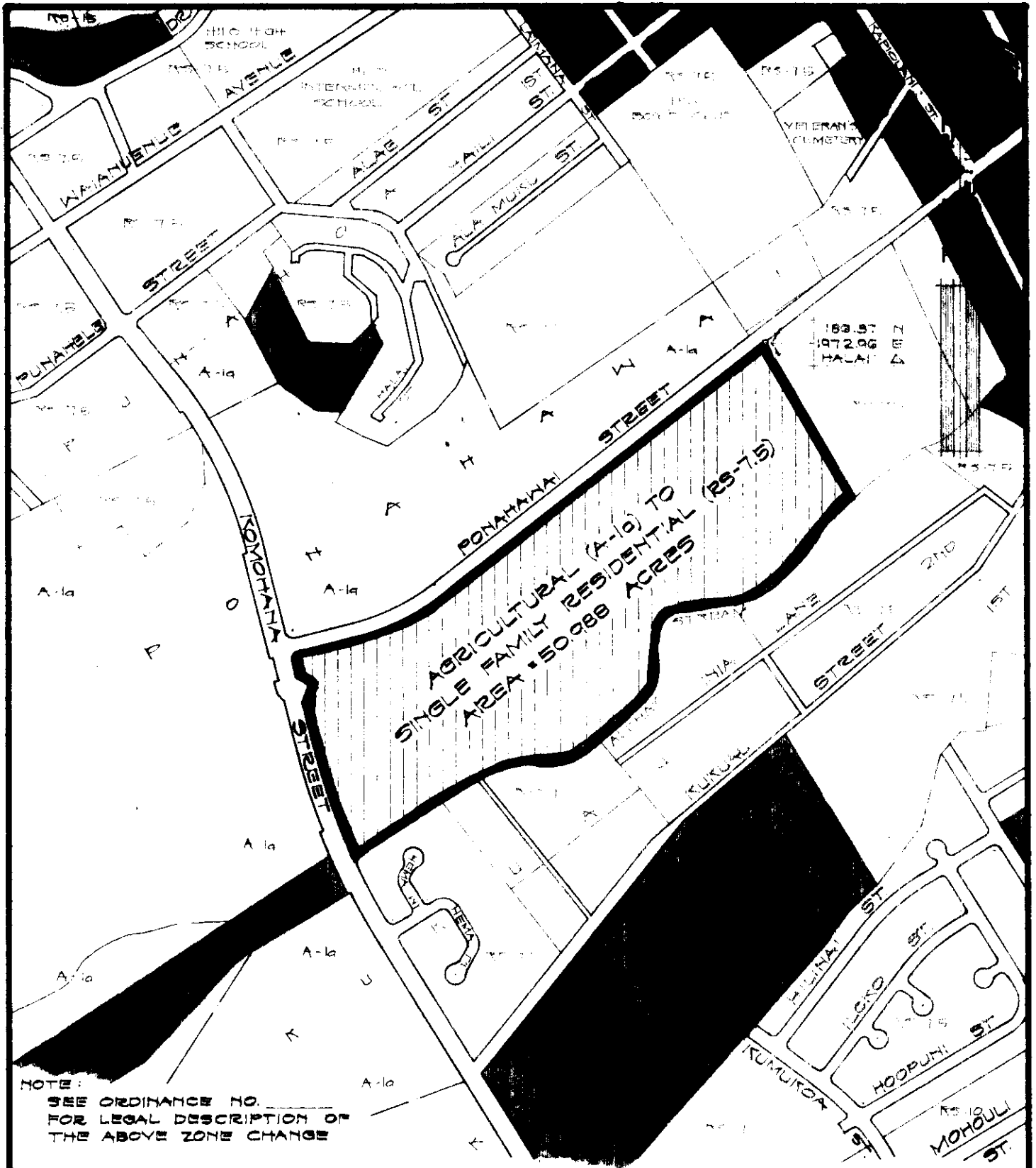
AMENDMENT NO. 9 OF SECTION 7.29, THE CITY OF HILO ZONE MAP, PORTION OF ORDINANCE NO. 187, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAI, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING : MAY 11, 1972
DATE OF APPROVAL :
ORDINANCE NO :
PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK 2-3-56:18 & 2-3-37:6

15 MAY 1972

EXHIBIT "A"



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 9 OF SECTION 7.29, THE CITY OF HILO ZONE MAP, PORTION OF ORDINANCE NO. 187, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAWAI, SOUTH HILO, HAWAII.

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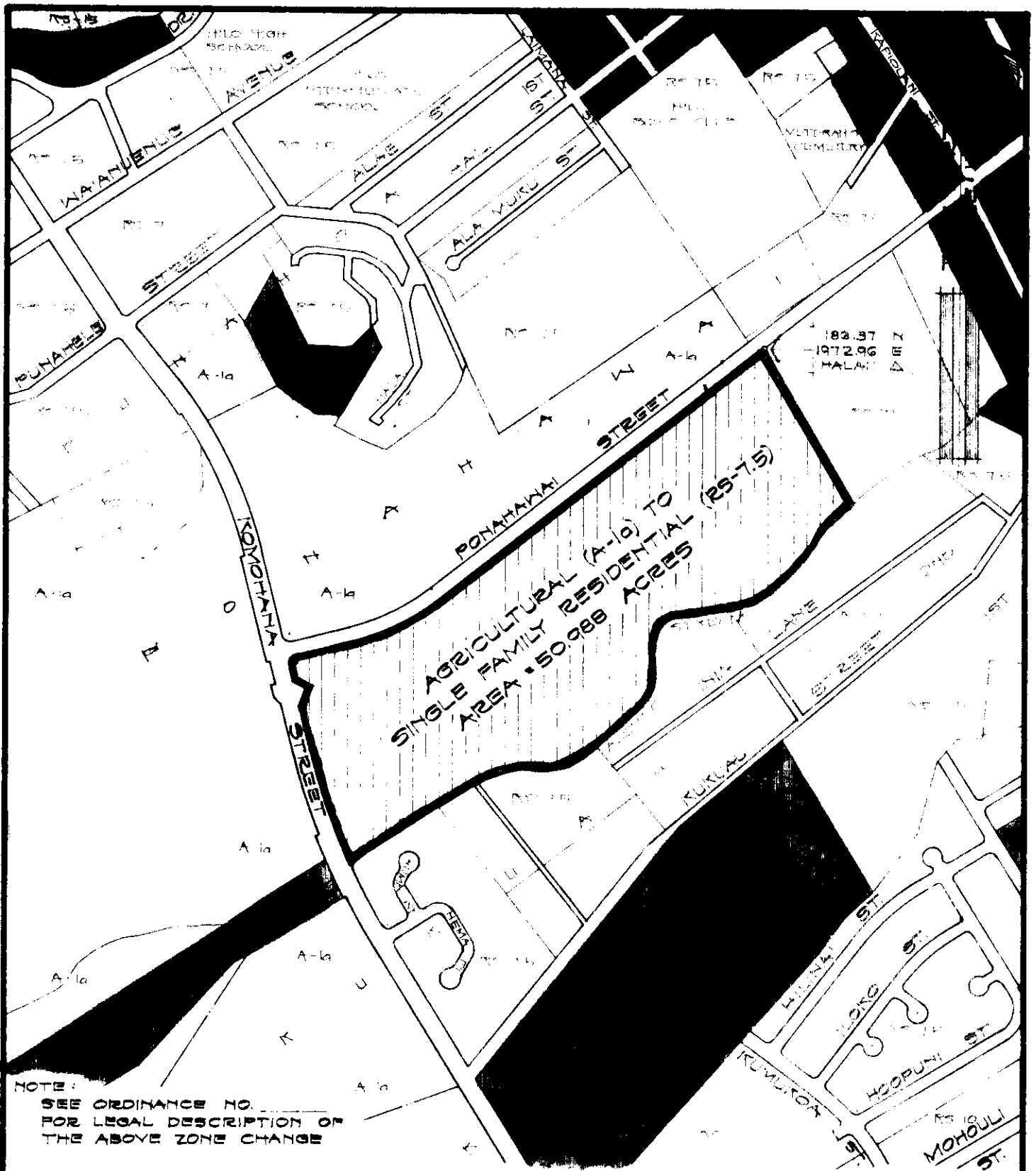
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PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK 2-3-56:18 & 2-3-57:6

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EXHIBIT "A"

Hilo, Hawaii
Date: July 12, 1972

FIRST READING			
	AYES	NOES	A/E
Carpenter			EX
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	8	0	1

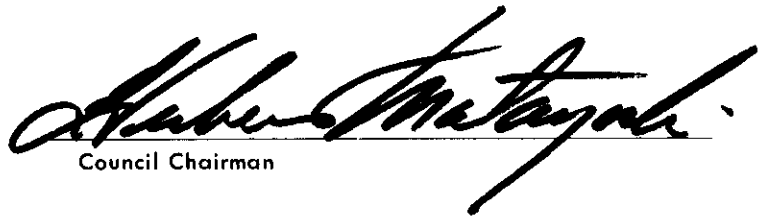
Publication Date: July 17, 1972

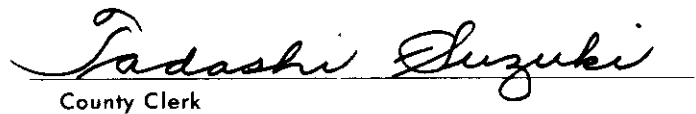
Hilo, Hawaii
Date: July 26, 1972

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter			EX
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	8	0	1

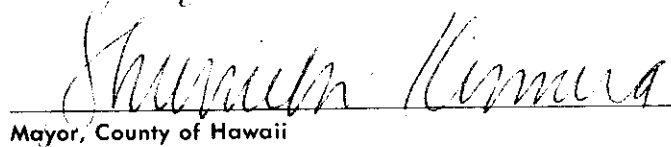
Publication Date: August 7, 1972

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.


Council Chairman


County Clerk

Approved/Disapproved this 12th day of August, 19 72


Mayor, County of Hawaii

Bill No. 887
Reference: C-2011/PEDIC-81
M.B. No. 1838, 1863
ORD. No. 187

Bill No. 887 - 1972

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAWI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY: 2-3-36:PORTION 18 AND 2-3-37:6.

This Bill proposes to amend the City of Hilo Zone Map by changing the district classification for approximately 50.988 acres of land situated in Ponaahawai, South Hilo, Hawaii, from an Agricultural (A-1a) to Single-family Residential (RS-7.5) zoned district.

Date Introduced: July 12, 1972

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on July 12, 1972, by the following aye and no vote:

AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza Yadao, Yamada and Chairman Matayoshi - 8.

EXCUSED FROM VOTING: Councilman Carpenter - 1.

ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAWI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY: 2-3-36:PORTION 18 AND 2-3-37:6.

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AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

EXCUSED FROM VOTING: Councilman Carpenter - 1.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 487
(Bill No. 887-1972)

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY: 2-3-36:PORTION 18 AND 2-3-37:6.

Date Approved: July 26, 1972
Date Effective: August 1, 1972

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on July 26, 1972, by the following aye and no vote:


AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

NOES: None.

EXCUSED FROM VOTING: Councilman Carpenter - 1.



COUNTY CLERK
COUNTY OF HAWAII



7.29, THE CITY OF HILO ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) IN PONAHAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY: 2-3-36:PORTION 18 AND 2-3-37:6.

Date Approved: July 26, 1972
Date Effective: August 1, 1972
Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on July 26, 1972, by the following aye and no vote:

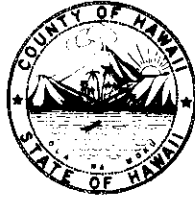
AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

NOES: None.

EXCUSED FROM VOTING: Councilman Carpenter - 1.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

Tadashi Suzuki
COUNTY CLERK



Robert Shioji
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Shunichi Kimura
County of Hawaii
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 887 passed by
the County Council on second and final reading.

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: July 26, 1972