

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 91

AN ORDINANCE AMENDING SECTION 7.22, THE PAHOA ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AND MULTIPLE FAMILY RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-5-02:PORTION OF 2.

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

SECTION 1. Section 7.22 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.22(d-1). The district classification of the following area situated at Waiakahiula, Puna, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Southwest corner of this parcel of land on the Easterly side of Kauhale Street, the coordinates of which referred to Government Survey Triangulation Station "PAHOA" being 3,343.26 feet South and 3,800.76 feet East and running by azimuths measured clockwise from true South:

1. 147° 10' 125.00 feet along the Northeasterly side of Kauhale Street;

Thence along the Northeasterly side of Kauhale Street, on a curve to the right with a radius of 475.00 feet, the chord azimuth and distance being:

2. 153° 30' 57" 105.06 feet;

3. 306° 20' 113.78 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;

4. 239° 17' 20" 135.00 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;

5. 239° 30' 101.58 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;

6. 177° 01' 30" 11.28 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;

- |     |      |     |     |   |
|-----|------|-----|-----|---|
| 7.  | 239° | 30' |     | 167.10 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;   |
| 8.  | 294° | 46' | 20" | 188.00 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;   |
| 9.  | 302° | 28' |     | 29.50 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;  |
| 10. | 32°  | 28' |     | 197.04 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;   |
| 11. | 85°  | 24' | 50" | 178.05 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;   |
| 12. | 72°  | 48' | 30" | 247.41 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi to the point of beginning and containing an area of 105,960 square feet. |

"7.22(d-2). The district classification of the following area situated at Waiakahiula, Puna, Hawaii, shall be Multiple Family Residential (RM-2):

Beginning at the Northwest corner of this parcel of land on the Easterly side of Kauhale Street, the coordinates of which referred to Government Survey Triangulation Station "PAHOA" being 3343.26 feet South and 3800.76 feet East and running by azimuths measured clockwise from true South:

- |    |      |     |     |   |
|----|------|-----|-----|---|
| 1. | 252° | 48' | 30" | 247.41 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi; |
| 2. | 265° | 24' | 50" | 178.05 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi; |
| 3. | 344° | 33' |     | 286.45 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi; |
| 4. | 40°  | 01' | 30" | 166.90 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi; |
| 5. | 55°  | 00' |     | 22.88 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;  |

- |     |      |     |     |   |
|-----|------|-----|-----|---|
| 6.  | 310° | 01' | 30" | 16.56 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;  |
| 7.  | 55°  | 00' |     | 129.40 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;   |
| 8.  | 69°  | 30' |     | 44.64 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;  |
| 9.  | 159° | 30' |     | 25.61 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;  |
| 10. | 69°  | 30' |     | 121.09 feet along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi;   |
|     |      |     |     | Thence along remainder of L. C. Aw. 11216, Apana 40, Part 2 to Kekauonohi and along the Easterly side of Kauhale Street on a curve to the right with a radius of 475.00 feet, the chord azimuth and distance being: |
| 11. | 171° | 36' | 10" | 155.95 feet;  |
|     |      |     |     | Thence along the Easterly side of Kauhale Street on a curve to the left with a radius of 525.00 feet, the chord azimuth and distance being:   |
| 12. | 164° | 06' | 32" | 305.98 feet to the point of beginning and containing an area of 174,615 square feet.  |

"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 applicant, Amfac Communities, Inc. - Hawaii submit a subdivision plan and secure tentative approval within one (1) year from the date of approval of the change of zone request. The applicant shall also be responsible for securing final subdivision approval; (B) construction within the Multiple Family Residential zoned district commence within one (1) year from the date of receipt of final subdivision approval;

(C) the applicant submit a development plan for the Village Commercial zoned areas within one (1) year of the date of approval of the change of zone request, and construction shall commence three (3) years thereof; and (D) all applicable rules and regulations, including the "Plan Approval" process, shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its former designation may be initiated.

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:



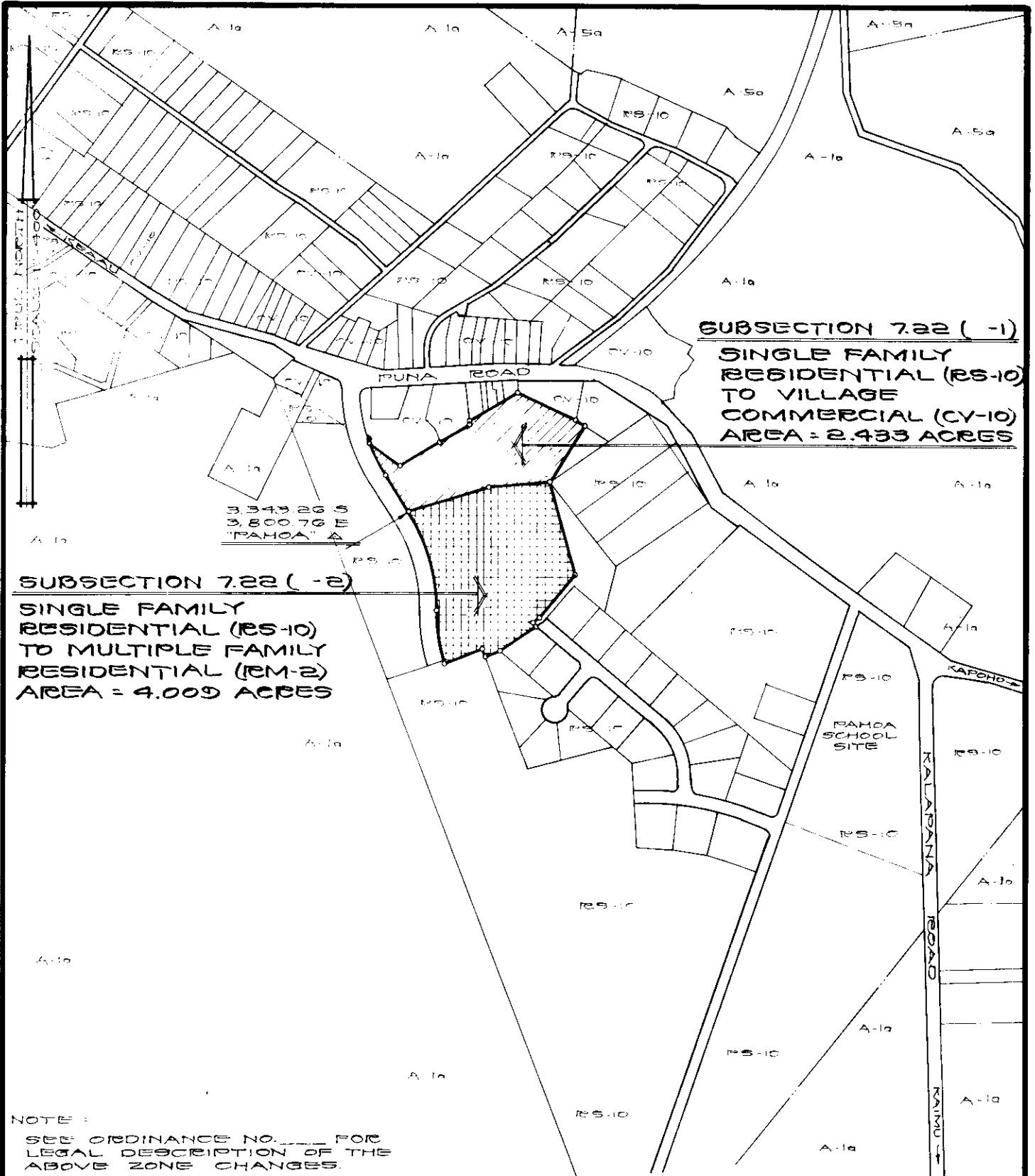
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: February 19, 1975

Date of Adoption: March 5, 1975

Effective Date: March 11, 1975



**SUBSECTION 7.22 (-2)**  
**SINGLE FAMILY RESIDENTIAL (RS-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-2)**  
**AREA = 4.009 ACRES**

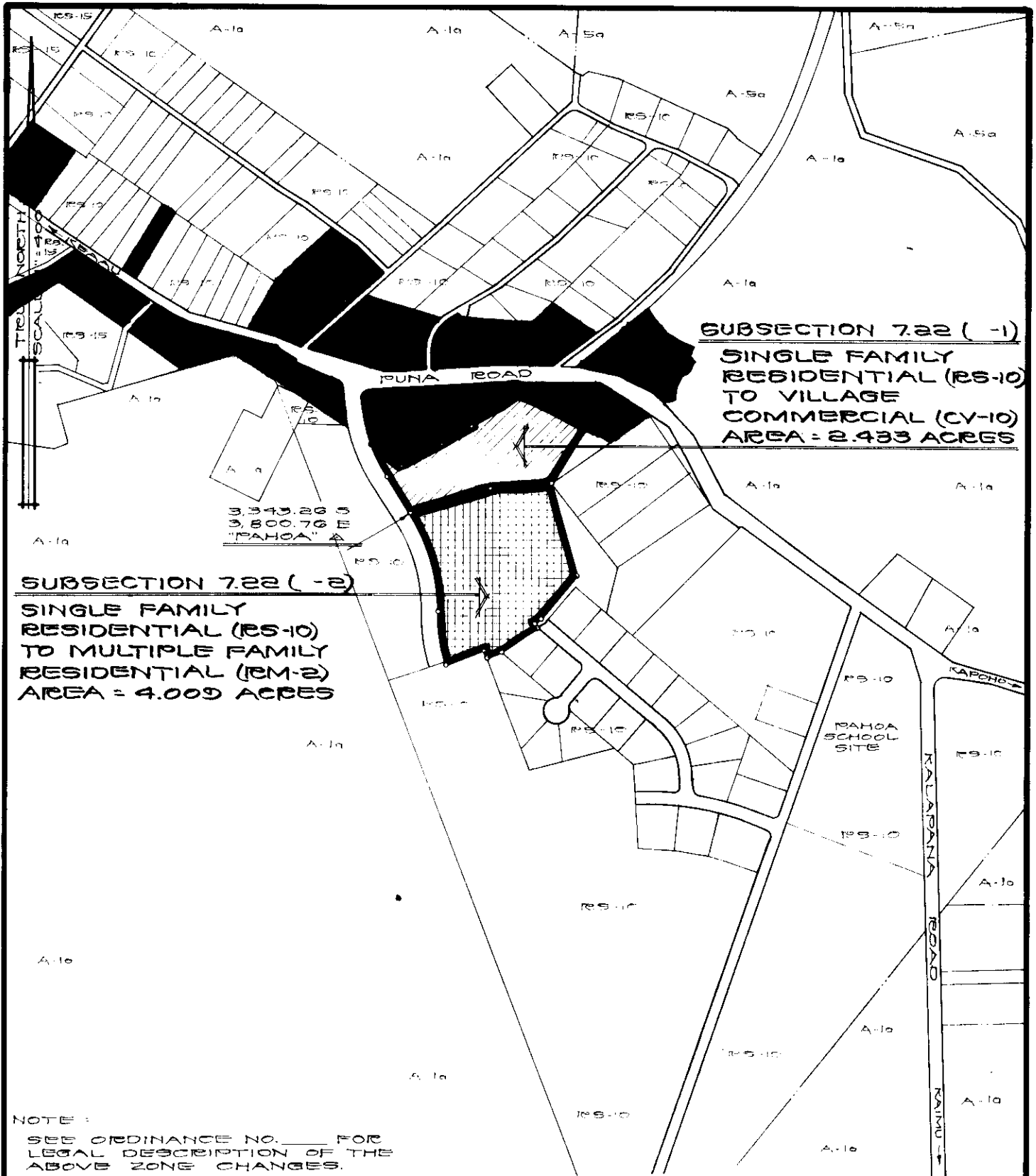
**SUBSECTION 7.22 (-1)**  
**SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10)**  
**AREA = 2.433 ACRES**

NOTE :  
 SEE ORDINANCE NO. \_\_\_\_\_ FOR LEGAL DESCRIPTION OF THE ABOVE ZONE CHANGES.

**AMENDMENT TO THE ZONING CODE**

AMENDMENT NO. OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.22, THE PAHOA ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AND MULTIPLE FAMILY RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA, HAWAII.

DATE OF PUBLIC HEARING : DEC. 19, 1974  
 DATE OF APPROVAL :  
 ORDINANCE NO.  
 PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII



## AMENDMENT TO THE ZONING CODE

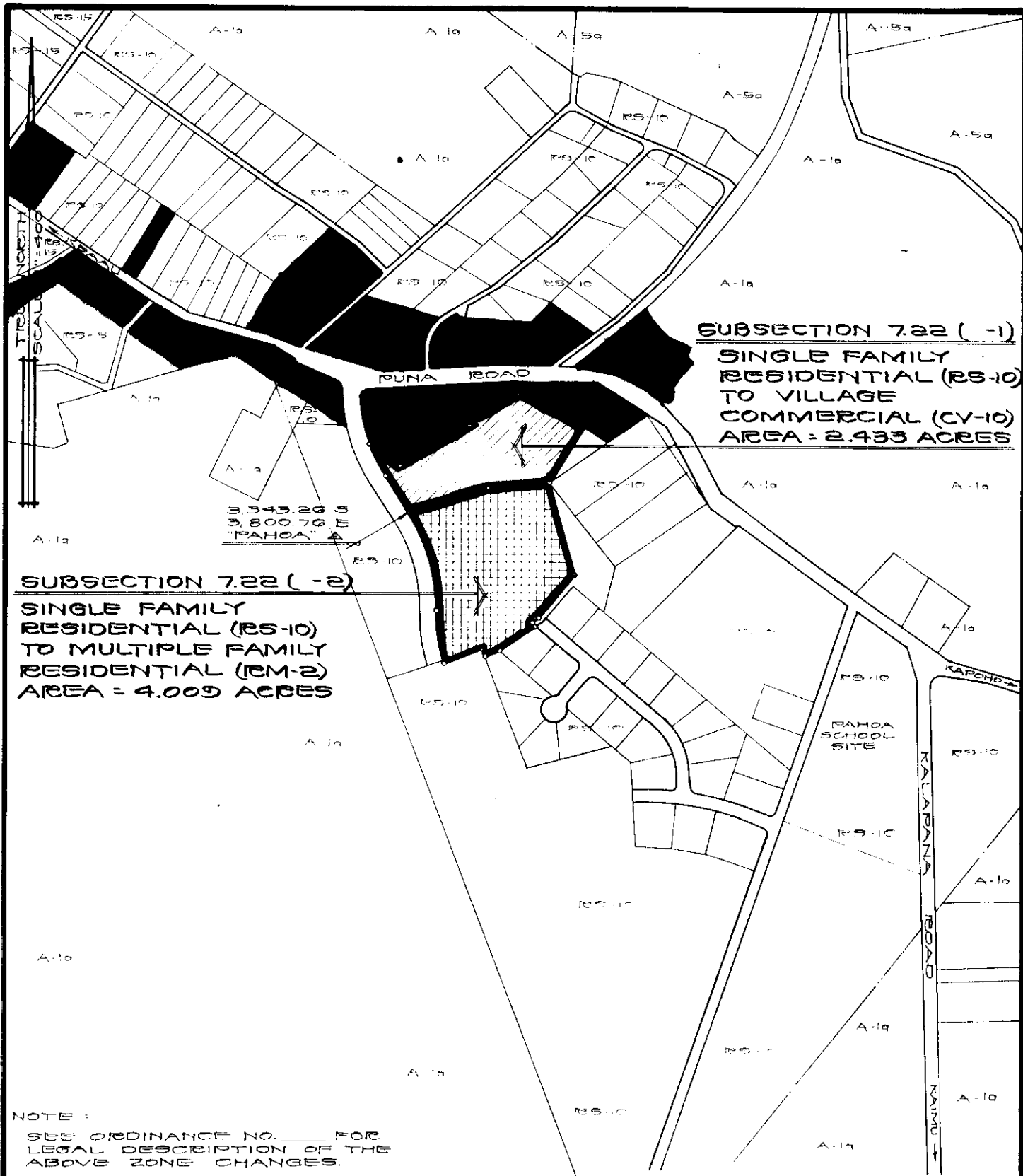
AMENDMENT NO. \_\_\_\_\_ OF CHAPTER 8 (ZONING CODE),  
ARTICLE 2, SECTION 7.22, THE PAHOA ZONE MAP,  
CHANGING THE DISTRICT CLASSIFICATION FROM  
SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE  
COMMERCIAL (CV-10) AND MULTIPLE FAMILY  
RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA,  
HAWAII.

DATE OF PUBLIC HEARING: DEC. 19, 1974

DATE OF APPROVAL:

ORDINANCE NO.

PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII



**SUBSECTION 7.22 (-1)**  
**SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10)**  
**AREA = 2.433 ACRES**

**SUBSECTION 7.22 (-2)**  
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3,343.26 S  
 3,800.76 E  
 "PAHOA" A

NOTE:  
 SEE ORDINANCE NO. \_\_\_\_\_ FOR LEGAL DESCRIPTION OF THE ABOVE ZONE CHANGES.

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DATE OF PUBLIC HEARING : DEC. 19, 1974  
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 ORDINANCE NO. \_\_\_\_\_  
 PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

Hilo, Hawaii  
Date: February 19, 1975

| FIRST READING    |      |      |     |
|------------------|------|------|-----|
|                  | AYES | NOES | A/E |
| Carpenter        | X    |      |     |
| De Luz           | X    |      |     |
| <del>X</del> Lai | X    |      |     |
| Fujii            | X    |      |     |
| Hisaoka          | X    |      |     |
| Kawahara         | X    |      |     |
| Levin            | X    |      |     |
| Yadao            | X    |      |     |
| Chr. Yamada      | X    |      |     |
|                  | 9    |      |     |

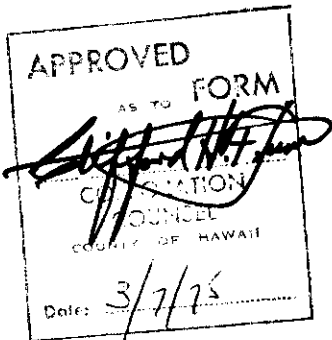
Publication Date: \_\_\_\_\_

Hilo, Hawaii  
Date: March 5, 1975

| SECOND & FINAL READING |      |      |     |
|------------------------|------|------|-----|
|                        | AYES | NOES | A/E |
| Carpenter              | X    |      |     |
| De Luz                 |      |      | X   |
| <del>X</del> Lai       | X    |      |     |
| Fujii                  | X    |      |     |
| Hisaoka                | X    |      |     |
| Kawahara               | X    |      |     |
| Levin                  |      |      | X   |
| Yadao                  | X    |      |     |
| Chr. Yamada            | X    |      |     |
|                        | 7    |      | 2   |

Publication Date: \_\_\_\_\_

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



*Robert M. Yamada*  
\_\_\_\_\_  
Council Chairman

*Ted J. Suzuki*  
\_\_\_\_\_  
County Clerk

Approved/Disapproved this 11<sup>th</sup> day of  
March, 1975

*Robert M. Yamada*  
\_\_\_\_\_  
Mayor, County of Hawaii

Bill No. 100  
Reference: C-1159/PRDLC-44  
M.B. No. 1131-1168  
Ord. No. \_\_\_\_\_



Bill No. 100 - 1975

AN ORDINANCE AMENDING SECTION 7.22, THE PAHOA ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AND MULTIPLE FAMILY RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-5-02:PORTION OF 2.

This Bill amends Section 7.22, the Pahoa Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Single Family Residential (RS-10) to Village Commercial (CV-10) and Multiple Family Residential (RM-2) at Waiakahiula, Puna.

Date Introduced: February 19, 1975

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

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I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on February 19, 1975, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Levin, Yadao and Chairman Yamada - 9.

NOES: None.



COUNTY CLERK  
COUNTY OF HAWAII

7.22, THE PAHOA ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AND MULTIPLE FAMILY RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-5-02:PORTION OF 2.

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Date Introduced: February 19, 1975  
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 February 19, 1975, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Levin, Yadao and Chairman Yamada - 9.  
NOES: None.

Ted T. Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII

(927--Hawaii Tribune-Herald:  
Feb. 23, 1975.)

ORDINANCE NO. 94  
(Bill No. 100-1975)

AN ORDINANCE AMENDING SECTION 7.22, THE PAHOA ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AND MULTIPLE FAMILY RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-5-02:PORTION OF 2.

Date Approved: March 5, 1975  
Date Effective: March 11, 1975

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

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I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on March 5, 1975, by the following aye and no vote:

AYES: Councilmen Carpenter, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 7.

ABSENT AND EXCUSED: Councilmen De Luz and Levin - 2.



COUNTY CLERK  
COUNTY OF HAWAII

ORDINANCE NO. 94  
(Bill No. 100-1975)

AN ORDINANCE AMENDING SECTION 7.22, THE PAHOA ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AND MULTIPLE FAMILY RESIDENTIAL (RM-2) AT WAIAKAHIULA, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-5-02:PORTION OF 2.

Date Approved: March 5, 1975  
Date Effective: March 11, 1975

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 March 5, 1975, by the following aye and no vote:

AYES: Councilmen Carpenter, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada—7.

ABSENT AND EXCUSED: Councilmen De Luz and Levin—2.

Ted T. Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII

Noted and Recorded March 16, 1975.

Ted T. Suzuki  
COUNTY CLERK



Robert Shioji  
DEPUTY COUNTY CLERK

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

Mayor Herbert T. Matayoshi  
County of Hawaii  
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 100 thru 105 & 107  
passed by the County Council on second and final  
reading.

*Ted T. Suzuki*  
COUNTY CLERK

Encl. - 7

Dated: March 5, 1975