

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 131

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-04:20.

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

SECTION 1. Section 7.06 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.06(m) The district classification of the following area situated at Kokoiki, North Kohala, Hawaii, shall be Agricultural (A-1a):

Beginning at the northwest corner of this parcel of land, on the southerly side of Mahukona-Hawi Road, and on the easterly side of Ilikini Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O NALE" being 13,842.63 feet North and 5,179.03 feet West, thence running by azimuths measured clockwise from true South:

1. 263° 11' 510.66 feet along the southerly side of Mahukona-Hawi Road;
Thence along same on a curve to the right with a radius of 5,654.58 feet, the chord azimuth and distance being:
2. 263° 32' 32.5" 74.15 feet;
3. 329° 17' 82.15 feet along the west boundary of Lot 17;
4. 61° 10' 577.55 feet along the north boundary of L.C. Aw. 8684;
5. 157° 23' 303.59 feet along the east side of Ilikini Road to the point of beginning and containing an area of 2.507 acres.

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

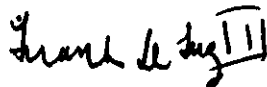
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the applicant, Richard Kawasaki/Edward Nakamura, submit a subdivision plan and secure tentative approval of such

within one (1) year from the official date of approval of this request and also be responsible in securing final approval; and (B) the construction of a single family dwelling commence within three (3) years from the date of final subdivision approval. Should any of the foregoing conditions not be met, action may be taken to rezone the subject property to its original 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:



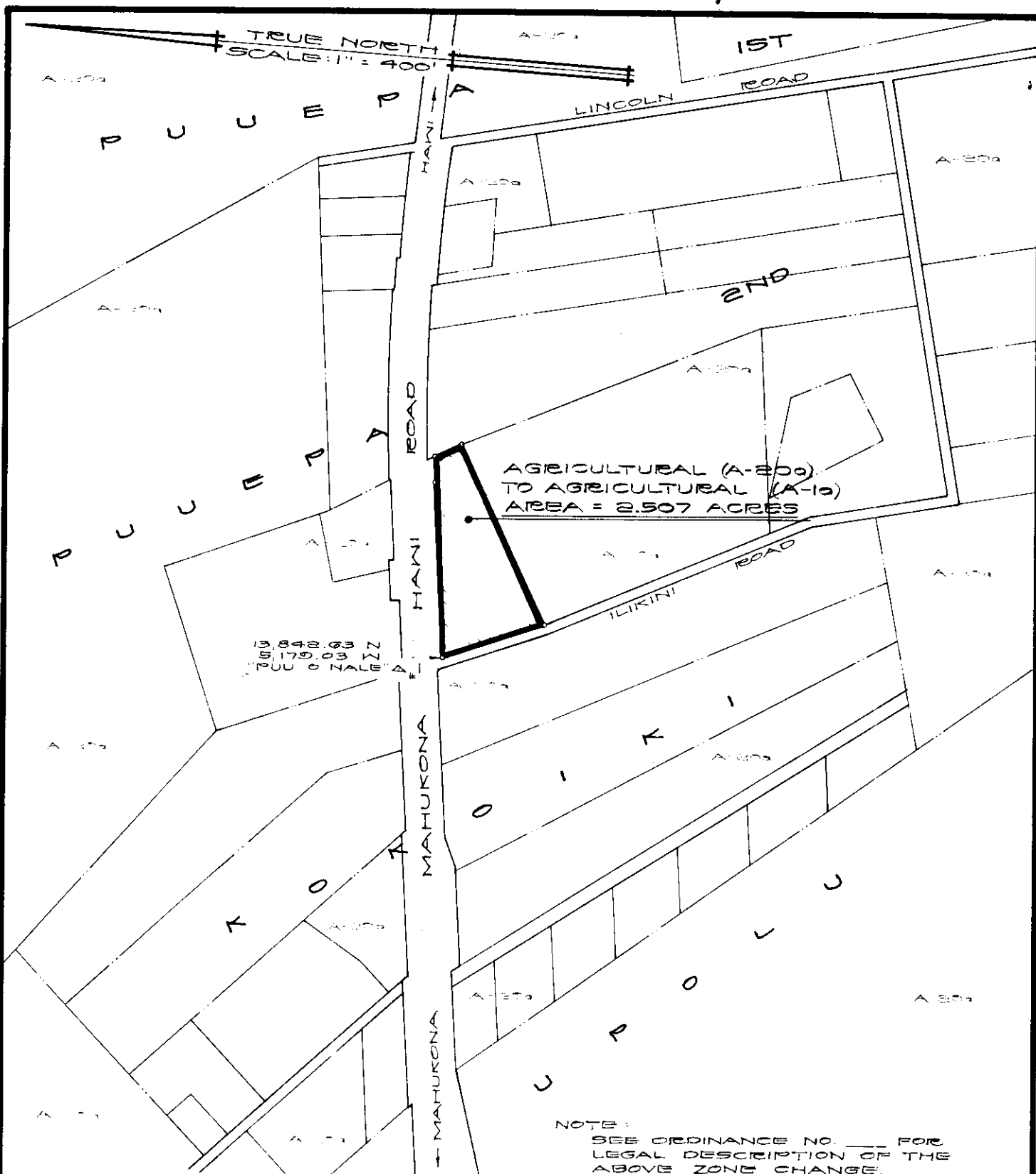
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: June 18, 1975

Date of Adoption: July 9, 1975

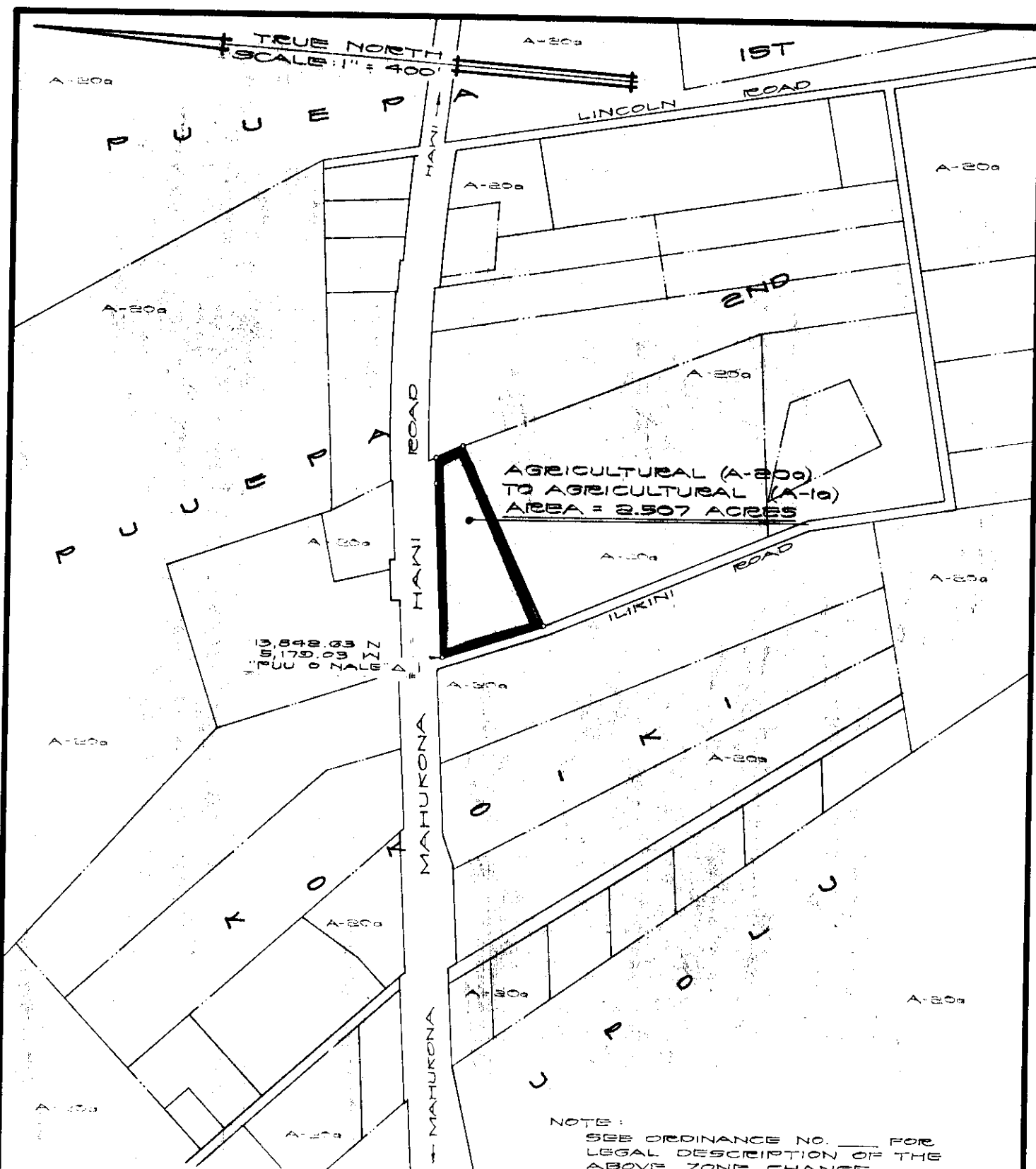
Effective Date: July 14, 1975



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 12 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-200) TO AGRICULTURAL (A-10) AT KOKOIKI, NORTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: MAY 8, 1975
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

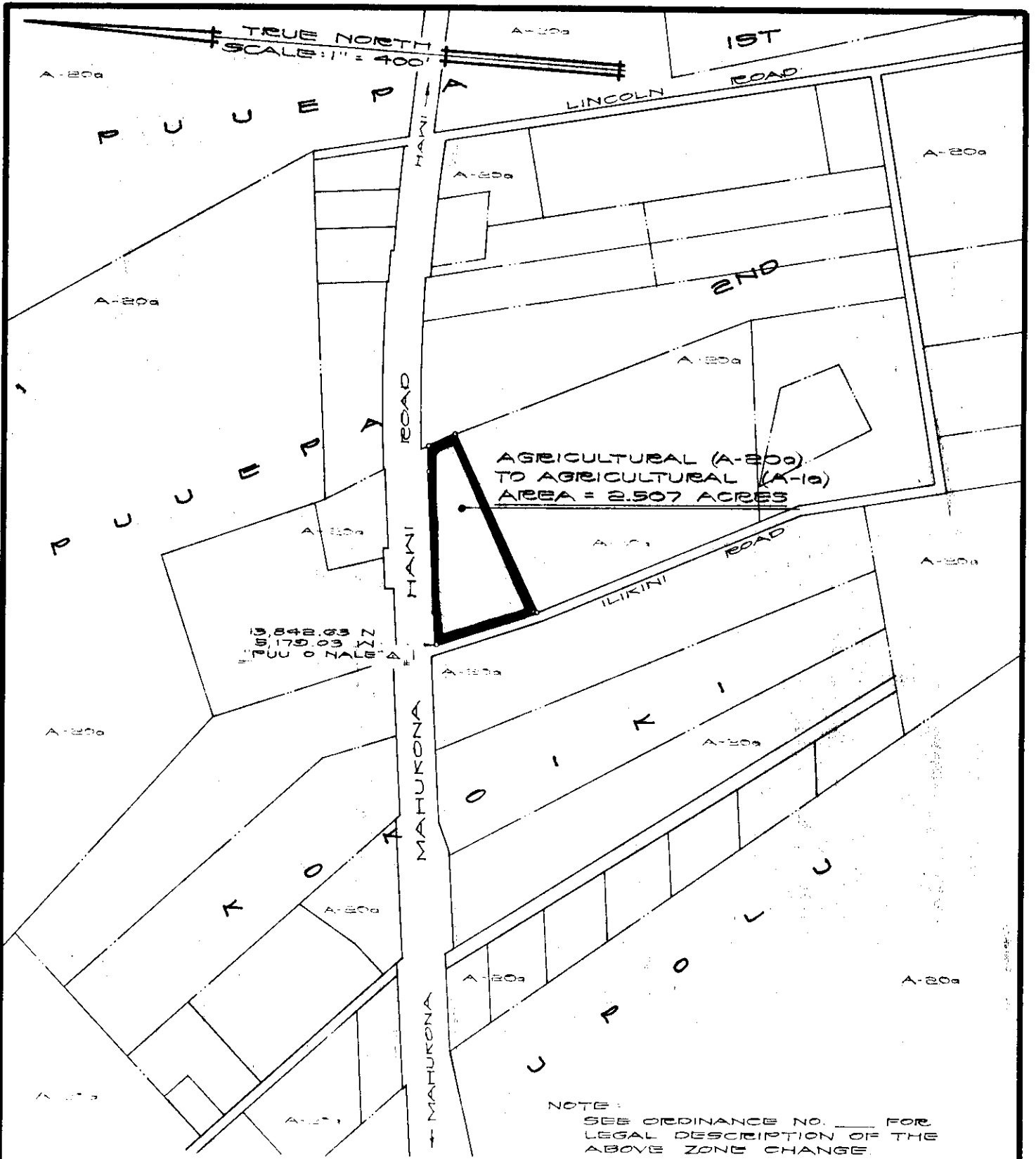


NOTE:
SEE ORDINANCE NO. _____ FOR
LEGAL DESCRIPTION OF THE
ABOVE ZONE CHANGE.

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 12 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 706, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: MAY 8, 1975
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 12 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 706, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: MAY 8, 1975
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

REZONING: RICHARD KAWASAKI/EDWARD NAKAMURA

The applicants, Richard Kawasaki and Edward Nakamura, are requesting a change of zone for 2.5 acres of land from an Agriculture 20-acre (A-20a) to an Agriculture 1-acre (A-1a) zoned district. The area under consideration is situated at the mauka corner of the Mahukona-Hawi Road and Ilikini Road intersection, approximately 2 miles west of Hawi Village, Kokoiki, North Kohala (TMK: 5-5-04:20).

In request of the change of zone, the applicants intend to subdivide the area into two (2) lots in order to convey separate titles to each owner.

The General Plan land use pattern allocation guide map designates the area for Intensive Agricultural uses. These uses include sugar, orchard, diversified agriculture, and floriculture. The State Land Use district classification is Agricultural.

The soil is of the Kohala series which consists of well-drained silty clays that formed in material from igneous rock influenced by volcanic ash. The surface layer is about 14 inches thick and the subsoil is about 25 inches. Permeability is moderately rapid, runoff is slow, and the erosion hazard is slight. Soil of this type is used mostly for irrigated sugar cane, however, it is also used for pasture, orchards and/or truck crops. The slope of land ranges between 0 to 3 percent, and the mean annual rainfall is between 40 to 60 inches.

A single family dwelling is presently situated on ~~the~~ portion of the property. There are also several shrub macadamia nut trees. The surrounding lands, known as the Puuepa-Kokoiki Homesteads area,

are primarily rural in character. Land uses include 25 other single family dwellings, a church, and a Kim Chee factory. Of the sixty-one (61) lots in the area, only seven (7) are presently in some form of agricultural use.

Although the minimum lot size requirement is twenty (20) acres, all of the lots in this area are less than that required. Eighteen (18) of the lots are one (1) acre or less in size; 15 lots are 1.1 to 3 acres in sizes; and 22 lots are 3.1 to 10 acres in sizes.

All essential utilities, including 6-inch water lines along the Mahukona-Hawi Road and Ilikini Road, are available to the area in question. The Mahukona-Hawi Road has a right-of-way width of 120 feet while Ilikini Road has a 30-foot right-of-way with a 15-foot pavement.

No historical or identifiable landforms are attributed to the property under consideration.

All cooperating agencies had no comments on or objections to the subject request.

PLANNING DEPARTMENT

County of Hawaii

APPLICATION FOR CHANGE OF ZONE

Name of Applicant: Kawasaki, Richard
(print or type)

(I) (We) hereby request an amendment of zoning to change the present classification in a(n) Agricultural 20 district into a(n) Agricultural 1 district in accordance with provisions of Section 38, Ordinance No. 63 of the County of Hawaii for the following reasons:

Submittals: Petitioner shall submit sixteen (16) copies of the application and location/site plan drawn to scale, and one (1) copy of the questionnaire.

5-5-04: 20

Petitioner's interest in subject property: (State if owner or lessee*)
Co-Owner

*must be for 5 years or more

Petitioner's reason(s) for requesting a change of zone:

NOTE: a. Please explain how the requested change of zone would be consistent with the goals, policies, and course of action (if applicable) of the General Plan document. Please, also, specifically indicate which goals, policies, and courses of action are involved. (Copies of the General Plan document are available at all public libraries and at the Hawaii County Planning Department.)

- b. Please state any other reason(s) for your request.
Co-owners desire to construct separate dwellings for permanent residence.

The application shall be accompanied with a deposit of \$100.00 to cover publication and administrative costs.

Signature *Richard Kawasaki* Co-owner
Name Title

Address P.O. Box 57, Kapaau, Hawaii 96755

Telephone 889-6284

5860

Nov. 889-

Hilo, Hawaii

Date: June 19, 1975

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	8	1	

Publication Date: June 23, 1975

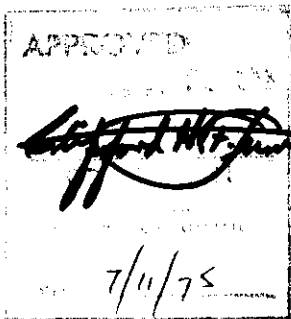
Hilo, Hawaii

Date: July 9, 1975

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	8	1	

Publication Date: JUL 13 1975

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 14th day of July, 1975

Hubert Matsuyoshi
 Mayor, County of Hawaii

Bill No. 130
 Reference: C-1354/PRDLC-53
 M.B. No. _____
 Ord. No. 130

Bill No. 138 - 1975

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-04:20.

This Bill amends the North & South Kohala Districts Zone Map of the Zoning Code.

Date Introduced: June 18, 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 June 18, 1975, by the following ye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.



COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-04:20.

This Bill amends the North & South Kohala Districts Zone Map of the Zoning Code.

Date Introduced: June 18, 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 June 18, 1975, by the following ye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada-8.

NOES: Councilman Levin-1.

COUNTY CLERK
COUNTY OF HAWAII

10
Help Wanted
Shoppers Wanted
10

ORDINANCE NO. 131
(Bill No. 138-1975)

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-04:20.

Date Approved: July 9, 1975
Date Effective: July 14, 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 July 9, 1975, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.



COUNTY CLERK
COUNTY OF HAWAII



DISTRICTS ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KOKOIKI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-04:20.

Date Approved: July 9, 1975
Date Effective: July 14, 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 July 9, 1975, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.
TED T. SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

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. 138
passed by the County Council on second and final
reading.

Ted T. Suzuki
COUNTY CLERK

Encl.

Dated: JUL 10 1975