

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 106

AN ORDINANCE AMENDING SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP, CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-03:27 (Por.) and 72 and 3-5-04:7 (Por.) and 8.

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

SECTION 1. Section 7.15 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.15(c). The district classification of the following area situated at Papaaloa, North Hilo, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a point at the southeast corner of this parcel of land, on the southwest side of Hawaii Belt Road (SDR 3(5)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "PAPAALOA" being 2625.39 feet North and 2926.12 feet East and running by azimuths measured clockwise from True South:

- | | | | |
|----|------|-----|--|
| 1. | 22° | 55' | 352.00 feet along the top of pali, being also the remainder of Grant 904 to Kapule and Nawahine; |
| | | | Thence along the top of pali, being also the remainder of Grant 904 to Kapule and Nawahine, for the next thirteen (13) courses, the azimuth and distance between points being: |
| 2. | 353° | 37' | 579.00 feet; |
| 3. | 80° | 16' | 178.00 feet; |
| 4. | 53° | 02' | 173.00 feet; |
| 5. | 54° | 31' | 103.00 feet; |
| 6. | 22° | 21' | 97.00 feet; |
| 7. | 37° | 09' | 429.00 feet; |
| 8. | 18° | 11' | 228.00 feet; |
| 9. | 37° | 19' | 130.00 feet; |

- | | | | |
|-----|---|-----|--|
| 10. | 63° | 14' | 243.00 feet; |
| 11. | 35° | 51' | 127.00 feet; |
| 12. | 10° | 05' | 190.00 feet; |
| 13. | 61° | 34' | 209.91 feet; |
| 14. | 51° | 59' | 150.52 feet; |
| 15. | 120° | 40' | 1148.50 feet along Grant 9017 to Samuel Kalele; |
| 16. | 147° | 45' | 1113.44 feet along the northeast side of thirty (30.00) feet wide Government Road; |
| | | | Thence along the northwest side of thirty (30.00) feet wide Government Road, the azimuth and distance between points for the next six (6) courses being: |
| 17. | 218° | 59' | 126.79 feet; |
| 18. | 224° | 51' | 173.95 feet; |
| 19. | 237° | 16' | 169.59 feet; |
| 20. | 251° | 08' | 87.39 feet; |
| 21. | 218° | 44' | 140.05 feet; |
| 22. | 264° | 35' | 117.17 feet; |
| 23. | Thence along the northwest side of thirty (30.00) feet wide Government Road, along a curve to the left with a radius of 165.00 feet, the chord azimuth and distance being:
224° 59' 30" 210.31 feet; | | |
| 24. | 185° | 24' | 68.36 feet along the northwest side of thirty (30.00) feet wide Government Road; |
| 25. | Thence along the northwest side of thirty (30.00) feet wide Government Road, along a curve to the right with a radius of 90.00 feet, the chord azimuth and distance being:
228° 28' 122.91 feet; | | |
| 26. | 271° | 32' | 91.63 feet along the northeast side of thirty (30.00) feet wide Government Road; |
| 27. | 234° | 03' | 88.80 feet along the northwest side of |

- thirty (30.00) feet wide Govern-
ment Road;
28. 215° 55' 68.74 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
29. Thence along the northwest side of thirty (30.00) feet wide Govern-
ment Road, along a curve to the
right with a radius of 180.00
feet, the chord azimuth and dis-
tance being:
234° 24' 30" 114.18 feet;
30. 252° 54' 74.94 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
31. Thence along the northwest side of thirty (30.00) feet wide Govern-
ment Road, along a curve to the
left with a radius of 85.00 feet,
the chord azimuth and distance
being:
218° 05' 30" 97.04 feet;
32. 183° 17' 97.38 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
33. Thence along the northwest side of thirty (30.00) feet wide Govern-
ment Road, along a curve to the
right with a radius of 115.00 feet,
the chord azimuth and distance
being:
207° 28' 30" 94.25 feet;
34. 231° 40' 47.37 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
35. 220° 45" 70.54 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
36. 190° 58" 162.37 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
37. Thence along the northwest side of thirty (30.00) feet wide Govern-
ment Road, along a curve to the
right with a radius of 115.00 feet,
the chord azimuth and distance
being:
218° 16' 105.49 feet;
38. 245° 34' 142.83 feet along the northwest side of
thirty (30.00) feet wide Govern-
ment Road;
39. 175° 39' 46" 108.86 feet along the remainder of Grant

908 to Kapalehua to the southerly side of Government Road (portion of abandoned Mamalahoa Highway);

- 40. 219° 00' 118.62 feet along the southeast side of Government Road (portion of abandoned Mamalahoa Highway);
- 41. 241° 05' 99.21 feet along the southeast side of Government Road (portion of abandoned Mamalahoa Highway)
- 42. 219° 25' 82.17 feet along the southeast side of Government Road (portion of abandoned Mamalahoa Highway);
- 43. 245° 00' 46.74 feet along the southeast side of Government Road (portion of abandoned Mamalahoa Highway) to the southwest side of Hawaii Belt Road (SDR 3(5));
- 44. 312° 57' 330.39 feet along the southwest side of Hawaii Belt Road (SDR 3(5));
- 45. 323° 00' 100.77 feet along the southwest side of Hawaii Belt Road (SDR 3(5));
- 46. 275° 30' 28.92 feet along the southwest side of Hawaii Belt Road (SDR 3(5));
- 47. 312° 57' 398.54 feet along the southwest side of Hawaii Belt Road (SDR 3(5));
- 48. Thence along the southwest side of Hawaii Belt Road (SDR 3(5)), along a curve to the left with a radius of 3324.05 feet, the chord azimuth and distance being: 306° 36' 35" 734.15 feet to the point of beginning and containing an area of 132.725 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 zoned in four (4) increments. The first three (3) increments shall each consist of a maximum of twenty-eight (28) acres, and the fourth increment, the remaining area. The effective date of zoning for subsequent increments shall be after development has occurred in the previous increment or combination of increments. Development is defined

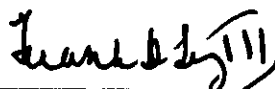
as building permits issued for single family residential dwelling units and construction partially completed - partially completed in the sense of having roofs on a minimum of twenty-five (25) per cent of the units for the previous increment or combination of increments; (B) the applicant, Laupahoehoe Sugar Company submit a subdivision plan for the first increment and secure tentative approval within one (1) year from the official date of approval of the change of zone, and also assume the responsibility of securing final subdivision approval for the first increment. The applicant shall also be responsible for obtaining final subdivision approval for the subsequent increments. All other concerns, such as drainage and roadway requirements, shall be considered at the time of subdivision approval; (C) the method of sewage disposal shall conform to the rules and regulations of the State Department of Health; (D) a channelized intersection with left turn storage lanes and deceleration and acceleration lanes be constructed at the entrance of the subdivision during the second increment. These roadway improvements shall be completed prior to sales of the lots within the second increment, and shall meet with the approval of the State Department of Transportation, Highways Division; (E) the connection of the existing Kihalani Camp Road to the Hawaii Belt Highway be eliminated upon construction of the channelized intersection; (F) the applicant be responsible to provide a water system in accordance with the County of Hawaii Department of Water Supply standards; (G) a minimum area of seven (7) acres be set aside within the subject area for park and recreational purposes. The exact location shall be determined at the time of subdivision approval of the first increment. Minimum improvements shall be provided for at least four (4) acres of the park area prior to development of the second increment and the remaining three (3) acres shall be improved prior to construction of the fourth increment. Minimum improvements shall include but not be limited to grading and grassing which meet the approval of the Parks and Recreation Director. The park shall remain in private ownership

and maintenance until such time that the applicant decides to dedicate the area and accepted by the County. There shall also be adequate assurance, as determined by the Corporation Counsel, for the maintenance of the private park by recorded covenant running with the land which shall include the following: (1) Obligate the subdividers, purchasers, occupants or association in the subdivision to maintain the private park in perpetuity; (2) Empower the County, through the Parks and Recreation Director, to enforce the covenants to maintain the private park, authorizing the performance of maintenance work by the County in the event of failure by the subdividers, purchasers, occupants or association in the subdivision to perform such work and permit the subjecting of the land and properties in the subdivision to a lien until the cost of work performed by the County has been reimbursed; (H) the applicant work closely with the Soil Conservation Service to operationalize conservation practices relative to the topographic conditions of the proposed development; (I) a hydrologic/drainage study be made by the applicant and be submitted with the subdivision application for the first increment to the Planning Department. Should the foregoing conditions not be met, rezoning of the area to its original zoning 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:



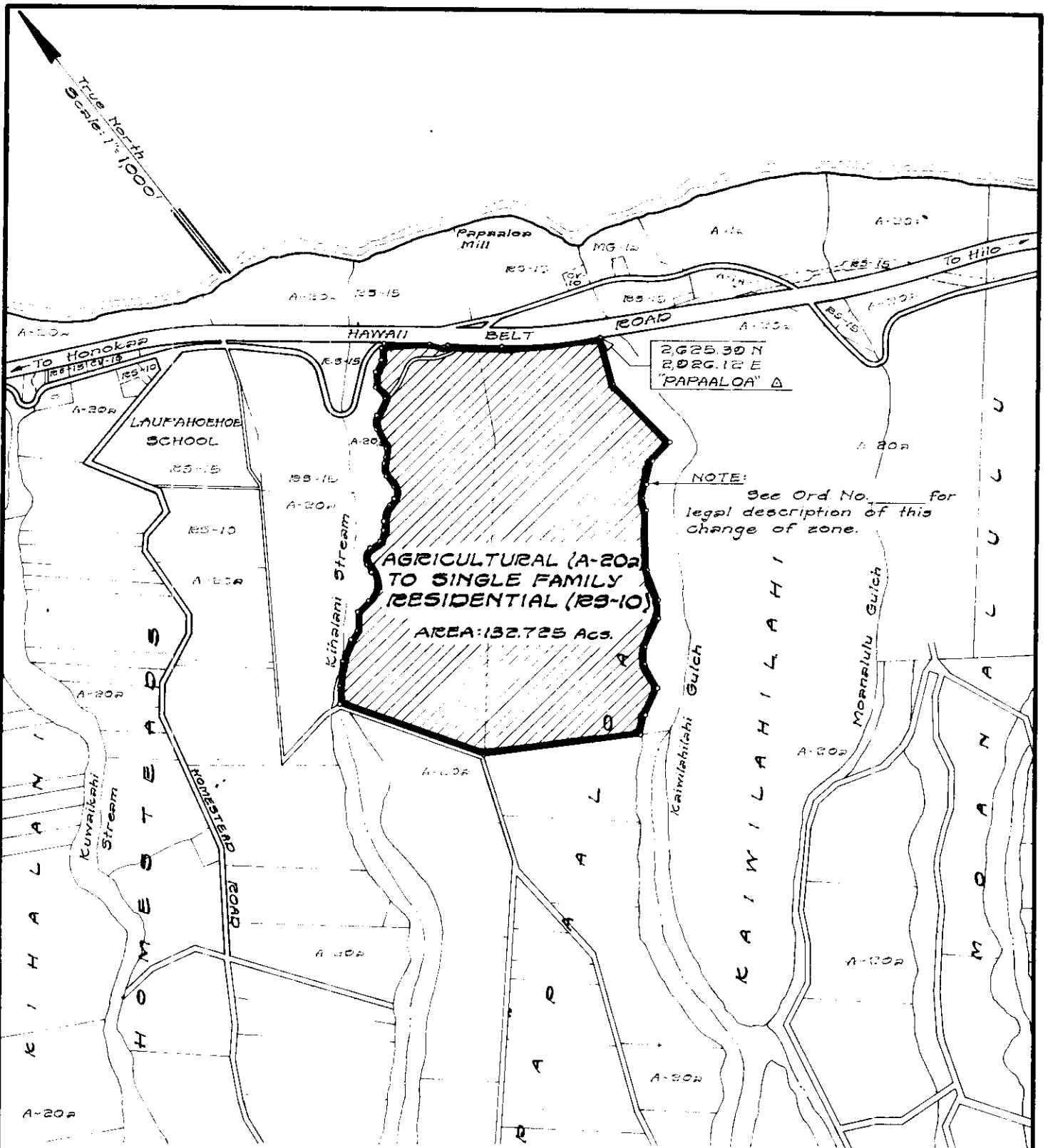
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: October 8, 1975

Date of Adoption: October 23, 1975

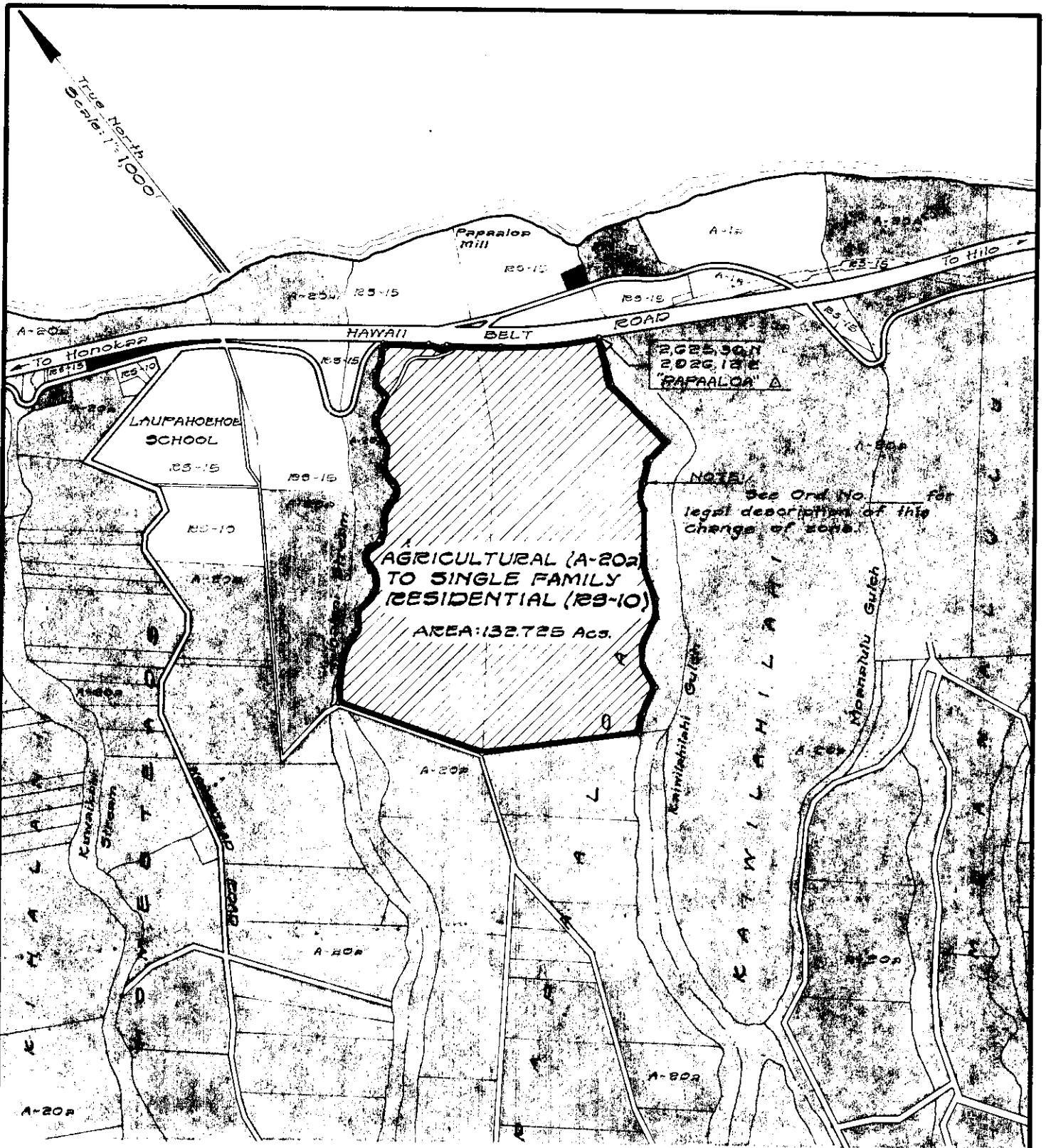
Effective Date: October 31, 1975



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. _____ OF CHAPTER 8 (ZONING CODE),
ARTICLE 2, SECTION 7.15, THE NORTH HILO DISTRICT
ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION
FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY
RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO,
HAWAII.

DATE OF PUBLIC HEARING: AUG. 13, 1975
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 7.15, THE NORTH HILO DISTRICT ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO, HAWAII.

DATE OF PUBLIC HEARING: AUG. 13, 1975
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

CHANGE OF ZONE: LAUPAHOEHOE SUGAR COMPANY

The applicant, Laupahoehoe Sugar Company, is requesting a change of zone for 110+ acres of land from an Agriculture 20-acre (A-20a) to a Single Family Residential - 10,000 square foot (RS-10) zoned district. The area in question is located immediately mauka of the Hawaii Belt Highway between Kaiwilahilahi and Kihalani Gulches, adjacent to and Hilo side of the Laupahoehoe High and Elementary School, Papaaloa, North Hilo (TMK: 3-5-03: por. 27 and 72 and 3-5-4: por. 7 and 8).

In request of the change of zone, the applicant intends to create a residential subdivision for sugar employees as well as for the private market. Proposed is a Cluster Plan Development consisting of 400+ lots of which ninety percent (90%) will be 10,000 square foot lots and ten percent (10%) 7,500 square foot lots. The total house and lot package will range between \$29,000.00 to \$36,000.00. A 3-acre park site will also be provided and will eventually be turned over to the County. For the Commissioners' information, the subdivision plan as submitted would not necessarily be the one which would be accepted for final subdivision approval.

The General Plan land use pattern allocation guide map designates the area for Low Density Urban Development. Such a designation may allow single family residential uses at a maximum density of four (4) units per acre. The Commissioners will recall that the State Land Use Commission reclassified the subject area from an Agricultural to an Urban District during the 1974 5-year boundary review.

The Soil Conservation Service's land capability unit is Class IV. These soils have very severe limitations that reduce the choice of

plants, require very careful management, or both. The surface layer of the area is of the silty clay loam about 12 inches thick. Permeability is moderately rapid, runoff is medium, and the erosion hazard is moderate. The slope of the land ranges from 12 to 20 percent, and the annual rainfall is between 90 to 120 inches.

Presently situated on the parcels involved are a number of plantation housing units as indicated in red on the presentation map. Approximately 100 acres of the area is presently in sugar cane production. A church is situated on parcel 72. All of the buildings with the exception of the three (3) supervisors' homes and the church will be removed. Surrounding land uses include the Laupahoehoe High and Elementary School as well as the Papaaloa urban district situated immediately makai of the area in question. These areas are primarily zoned RS-15.

There are no historical features or identifiable landforms attributed to the property.

Upon review of the request, the Dept. of Water Supply commented in the following:

"The existing public water facilities will not be able to support the total scope of this proposed change of zone application. Off-site water system improvements are required for this change of zone and/or eventual subdivision application."

All other essential utilities are or will be made available to the subject area.

The State Dept. of Transportation, Highways Division, recommended that a channelized intersection with left turn storage lanes, deceleration and acceleration lanes be provided.

The Department of Public Works commented in the following:

"The existing Kihalani Gulch Homestead Road is located too close to the top of gulch. During the 1973 earthquake, an earth slippage occurred along this road that wiped out the shoulder. The soils engineer that was hired by the County as a consultant stated that the road should be rebuilt away from the gulch. If this development proposes to use this road, then for safety reasons, the road should be built away from the bank."

Upon review of the request, the Mauna Kea Soil and Water Conservation District had the following comments and recommendations:

- "1. A planned water disposal and surface runoff system needs to be done. This area receives approximately 100 inches of rain annually. The ten (10) year 24 hour rainfall frequency is 12 inches. Runoff from a subdivision on this site will be approximately 223% more than the present cane fields. Planning for control of this runoff should be done prior to submitting a final subdivision plat.
- "2. Existing natural draws should not be adversely obstructed. These draws should be utilized for safe disposal of runoff. Building could occur in the draws if extensive land shaping is done to provide for adequate water management. However, this would be very costly.

- "3. All roads should be laid out across the slope on the contour to the extent practical and feasible. A roadside ditch on the mauka side should be constructed to intercept water coming down the slope and route it to a planned waterway.
- "4. All house lots should receive some minor shaping to route runoff away from the homes. This is easily done when preparing the site for building. Property lines should be utilized as minor waterways to convey water away from the area.
- "5. Off-site drainage from above the site should be considered. The amount of water from adjoining cane fields above the proposed subdivision was not calculated. However, management of this water should be considered.
- "6. All disturbed areas should be seeded and fertilized as soon after construction as possible. This will prevent the soil from drying out and thus becoming harder to vegetate. The hazard of severe wind erosion and dust blowing could occur if the soil is left exposed for a long length of time.
- "7. In building roads, etc., topsoil could be pushed on adjacent lots for use in shaping and landscaping individual lots.
- "8. Some temporary protection measures such as diversions may be advisable. This would depend on the sequence of developing the area. If large areas are to be disturbed and exposed for any length of time, temporary diversions would be advisable."

The Police Department commented in the following:

"This subdivision is being developed by the Laupahoehoe Sugar Company primarily for their employees. The Laupahoehoe Sugar Company plans to relocate their employees into this subdivision and eventually phase-out some of the present "camps" located throughout the district.

"This relocation will concentrate the population in Papaaloa and increase the demand for police services in this area, but the need for police services in other areas will diminish as the "camps" are phased out.

"Traffic problems will be created by this development and some of the problems anticipated are listed below:

1. The volume of vehicular and pedestrian traffic will be increased in this area and the present speed limit of 45 MPH should be maintained. (The State Highway Division recommended that the speed limit be raised to 50 MPH.)
2. Pedestrian traffic to and from Laupahoehoe School will also increase. A pedestrian walkway on the mauka side of the highway between the school and the subdivision should be provided.
3. The main recreation center is located at the Papaaloa Gym Complex, makai of the highway. Pedestrians going to and from this area should be provided a safe means of crossing the highway such as an overpass or crosswalk.

"At this time we do not foresee any problem in providing adequate police services in this district as a result of this development."

Megumi Kon, Deputy Managing Director, had the following comments to offer:

"The subject lands are being proposed for sugar workers housing as part of the sugar company's program to phase out its 'plantation housing'. The plantation's proposed new housing program will be similar to Brewer's Kulaimanu development with strong participation by the workers through the union's housing committee in the design and sales of the housing. Depending on the final approach, construction financing will probably be obtained through Act 105 via HHA and long term mortgage through the Farmers' Home Administration, including interest subsidy.

"The area requested for rezoning is quite sizeable as compared to the potential market in the next five years. Assuming a market of 100 units the first year and 50 units a year for next four, it would take about 7 years to absorb the full 135 acres. If the sugar company follows an aggressive program and FmHA subsidy money doesn't dry up the lands could be absorbed in the 7 years, otherwise it could be longer. Depending on the Planning Department's position on development period of newly rezoned areas, some thought should be given on the total area requested for rezoning. On the other hand, if incremental zoning could be imposed with a time allowance of 2 to 3 years between increments (say 4 increments as suggested by owner), it would be very helpful to the owner from an overall development planning. If such an incremental zoning is approved, I would think that a stringent requirement on performance should be imposed to prevent possible spec sales in the

tail end of the project when sales to plantation people slows down and sales are opened to the public. The rezoning would serve to improve the housing condition in the Laupahoehoe area."

The Dept. of Parks and Recreation stated the following:

"Although the application does mention development of recreational facilities, there is no park site designated in the proposed subdivision map.

"Before recreational needs can be adequately established, an accurate number of 'replacement' units is required to determine whether 'new' population is introduced into the area.

"Due to the proximity of the Papaaloo Playground and Laupahoehoe School, it would appear that adequate recreational facilities are available and that monetary fees, in lieu of land dedication, is recommended."

"The Dept. of Research and Development stated that "A moderately priced subdivision to provide housing for the residents of this area will alleviate some of the housing problems. The package-deal type of arrangement would probably be the most attractive in terms of cost. The consolidation of homes within a specified area will no doubt cut down on some of the government's public service costs."

All other cooperating agencies, including the State Dept. of Agriculture and the Dept. of Education, had no objections to the subject request.

The North Hilo Community Council stated the following:

"The shortage of housing has always been a problem in the North Hilo District and the proposed development by the Laupahoehoe Sugar Company at Papaalooa will relieve this problem to a great degree. The North Hilo Community Council has always supported housing developments in the Laupahoehoe area and we, therefore, recommend the approval of this application by Laupahoehoe Sugar Company."

In further support of the request, the applicant has stated the following:

"A. Consistency of Change in Zoning with the County General Plan

1. The County General Plan encourages the sugar company to continue assistance in providing its employees with suitable housing before phasing out of the rental housing market.
2. As a major landowner in North Hilo, the sugar company is encouraged to provide housing sites for the private market as well.
3. Creation of the development to adjoin existing urban lands in Laupahoehoe meets the County General Plan's goal of centralizing housing near existing urban centers where services such as nearby schools, businesses, and utilities are readily available. The General Plan designates urban areas of North Hilo to be Ninole, Ookala, and Laupahoehoe.

4. The County General Plan Land Use Allocation map designates approximately 40 acres of the site in low density urban development, with the remaining area in agriculture. It is assumed that the entire area is compatible with the General Plan as an urban expansion area, as the General Plan provides for flexibility in allocating new residential areas around a designated urban center such as Laupahoehoe. The recent action of the State Land Use Commission of changing the entire area from agricultural to urban should also have a direct influence in determining the exact location of urban expansion.
5. The addition of these 135+ acres to the existing residential zoning in North Hilo would be well within the total acreage set aside for residential development in North Hilo as set forth in the General Plan's Proposed Urban Land Use Pattern Acreage Allocation table. Some 520 acres are designated for residential use in this table; however, only 265 acres are presently zoned.
6. The existing terrain of the area, usable land bordered by steep gulches, lends itself to a zone of mix concept where the steep slopes can be kept open and a better land utilization of the usable area achieved.

"B. Further Justification for Rezoning

Immediate development of the first increment of approximately 100 homes is contemplated. An eventual need to utilize the entire area for a bedroom community is foreseen inasmuch as the sugar company is phasing out all of the rental housing and inasmuch as there are many other residents of Laupahoehoe who are interested in moving to this development.

The company realizes that incremental zoning may be imposed upon this development. It is anticipated that the entire development would be broken up into four increments, and incremental zoning should be imposed on that basis.

Some data that justify rezoning of additional lands in North Hilo:

1. A Plan for North Hilo District, as prepared for the County of Hawaii and the North Hilo Community Council by Hiroshi Kasamoto in 1970, cites the following:

By 1975, about 31% of the existing 565 houses in North Hilo need to be replaced. This constitutes approximately 176 houses.

Within the planning period of 20 years, eventually 53%, or about 300 homes, need to be replaced.

Plantation homes comprise about one-half of the total housing in North Hilo.

Many desire to continue living in North Hilo, if housing is available.

There is approximately a 3 to 1 ratio of rental homes versus owned-homes in North Hilo.

2. There is virtually no available vacant land for housing development in Laupahoehoe. In 1971, the County Planning Department cited an area of 39 vacant acres in residential-zoned areas in the entire North Hilo district. Of this area, 7.5 acres were developed by the plantation for housing in Laupahoehoe. A check on the remaining 31.5 acres shows that most of these acreages are in scattered parcels within Laupahoehoe, where owners are reluctant to develop; they prefer to keep the acreages in large, rural-type lots.

Another 10 acres above the school were rezoned to residential in 1974 but are still vacant. Only about 36 house-lots are planned for this site."

APPLICATION FOR CHANGE OF ZONE

COUNTY OF HAWAII

PLANNING DEPARTMENT

APPLICANT: Laupahoehoe Sugar Company

APPLICANT'S SIGNATURE: _____

ADDRESS: Laupahoehoe, North Hilo, Hawaii

TELEPHONE: 962-6019

REQUEST FROM: Agricultural (A-20a) TO: Residential (RS-10)

TAX MAP KEY: 3-5-03:27 & 72
3-5-04: 7 & 8 AREA OF PROPERTY: 135 + acres
(size of parcel)

OWNER: Laupahoehoe Sugar Company

OWNER'S SIGNATURE: *F. C. Schattauer*
F. C. Schattauer, Manager

APPLICANT'S INTEREST, IF NOT OWNER: _____
(If lessee, must be for at least another 5 years from date of application)

APPLICANT'S REASONS FOR REQUESTING A CHANGE OF ZONE *(Please attach)*

1. Please explain how the requested change of zone would be consistent with the goals, policies, and courses of action *(if applicable)* of the General Plan document. Also, please indicate specifically which goals, policies, and courses of action are involved. *(Copies of the General Plan document are available at public libraries and at the Hawaii County Planning Department.)*
2. Please state any other reasons for your request.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (1) 16 copies of the completed application form.
- (2) 16 copies of a location map.
- (3) 16 copies of a site plan with existing and proposed uses (e.g., structures, topography, proposed subdivision).
- (4) 1 copy of appropriate questionnaire.
- (5) any additional information.
- (6) \$100.00 processing fee.

FOR OFFICIAL USE:

Date Received _____
Director's Action _____
Prelim. Hearing _____
Public Hearing _____
To Council _____

ATTACHMENT

Residential Rezoning

PLANNING DEPARTMENT
COUNTY OF HAWAII

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? Yes

If yes, please answer the rest of question 1 and then to question 3.

- a. How many acres of the requested area do you intend to subdivide? All
- b. Into what lot sizes? 10,000 sq. ft - 7,500 sq. ft.
- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? Immediately for Increment 1
- d. Do you intend to build houses on the newly created lots? Yes

If yes, please answer the following questions:

- On how many of those lots? Majority of Increment 1
- At what approximate price range? House \$24,000 - \$26,000
- Lot 5,000 - 10,000
- Total \$29,000 - \$36,000

Approximately how long, after approval of the subdivision, would the first house be available for occupancy? Within one year

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form. To be submitted upon review and approval of owner.

2. If you have no firm plans of subdividing the subject area, do you intend to:
- a. Sell or lease the land to someone who has firm plans? _____
- b. Sell or lease the land to someone who has tentative plans? _____
- c. Sell or lease the land to someone who has no plans? _____
- d. Keep it? _____
- e. Other (please state) _____

f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

3. Do you think that your request and your further plans for the land will alleviate the local housing situation?

Yes

How?

According to recent survey, there are approximately 100 sugar employees and residents of Laupahoehoe that are looking for fee simple homes. Also, the County land use survey show that over 60 % of the existing homes need to be replaced in North Hilo due to the poor condition of the structures, are too old, and because the plantation want to phase out of rental housing.

4. Are there any buildings on the subject area?

Yes

If so, what kind?

1 church, 3 supervisors' homes, and several plantation houses for employees.

What do you intend to do with those buildings if your request is approved?

Tear down the plantation houses and retain the church and supervisors' houses

5. Is the subject land currently being used for any agricultural activity?

Yes

If so, please list the kinds of products grown and on how many square feet or acres of land per product.

In sugar cane production - 100 acres

6. To your knowledge, has there been any flooding and/or drainage problem on the subject area?

If so, please describe the problem.

Ponding in northeast corner of parcel 27 and storm runoff in fields and on existing cane haul road.

7. Do you think that the roads leading to the subject area needs improvement? No

If so, what kind?

Area fronts existing State Highway with two accesses allowed into property.

Is the road adequate for the proposed traffic volume or load? Yes

8. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	_____	x _____
b. Roads	_____	x _____
c. Sewer	_____	x _____
d. Drainage	_____	x _____
e. Police Protection	x _____	_____
f. Fire Protection	x _____	_____
g. Recreational Facilities	x _____	_____
h. Public Utilities	x _____	_____
i. Other	_____	_____

For those checked "yes", please elaborate what type or kinds of improvements and/or assistance are needed.

Upon development of houselots, and when a bedroom community is established in the subdivision, police and fire protection would be needed. However, the existing police and fire stations in Laupahoehoe would be adequate to handle this needed protection in the subdivision.

Upon development of required parks and public utilities, it is anticipated that these facilities would be turned over to the County and respective utility companies for maintenance purposes.

LAUPAHOEHOE SUGAR COMPANY

Signature: F. C. Schattauer
 Address: F. C. Schattauer, Manager
P. O. Box C; Papaaloa, Hawaii 96780
 Telephone: 962-6019
 Date: April 1, 1975

Hilo, Hawaii

Date: October 8, 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		
	9		

OCT 11 1975

Publication Date: _____

Hilo, Hawaii

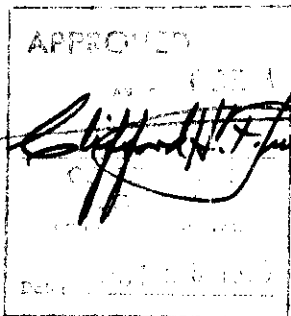
Date: October 23, 1975

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

OCT 23 1975

Publication Date: _____

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



[Handwritten Signature]
 Council Chairman

[Handwritten Signature]
 County Clerk

Approved/Disapproved this 31st day of
October, 1975

[Handwritten Signature]
 Mayor, County of Hawaii

Bill No. 177
 Reference: C-1566/PRDLC-59
 M.B. No. _____
 Ord. No. _____

Bill No. 177 - 1975

AN ORDINANCE AMENDING SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP, CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-03:27 (Por.) and 72 and 3-5-04:7 (Por.) and 8.

This Bill amends Section 7.15, The North Hilo District Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-10) at Papaaloa, N. Hilo.

Date Introduced: October 8, 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 October 8, 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

ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-03:27 (Por.) and 72 and 3-5-04:7 (Por.) and 8.

This Bill amends Section 7.15, The North Hilo District Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-10) at Papaaloa, N. Hilo.

Date Introduced: October 8, 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 October 8, 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

ORDINANCE NO. 166
(Bill No. 177-1975)

AN ORDINANCE AMENDING SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP, CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-03:27 (Por.) and 72 and 3-5-04:7 (Por.) and 8.

Date Approved: October 23, 1975
Date Effective: October 31, 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 October 23, 1975, by the following aye and no vote:

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

NOES: None.

ABSENT AND EXCUSED: Councilman De Luz - 1.



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 166
(Bill No. 177-1975)
AN ORDINANCE AMENDING SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP, CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAPAALOA, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-03:27 (Por.) and 72 and 3-5-04:7 (Por.) and 8.

Date Approved: October 23, 1975
Date Effective: October 31, 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.

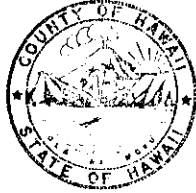
I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on October 23, 1975, by the following aye and no vote:

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

NOES: None.
ABSENT AND EXCUSED: Councilman De Luz - 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. 177
passed by the County Council on second and final
reading.

Ted T. Suzuki
COUNTY CLERK

Encl.

Dated: OCT 24 1975