

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 286

AN ORDINANCE AMENDING SECTION 7.21 THE KEAAU ZONE MAP AND SECTION 7.18, THE PUNA DISTRICT ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) AND AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-6-03:PORTION OF 3 and 1-6-144:PORTION OF 1.

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

SECTION 1. Section 7.21 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.21(c). The district classification of the following area situated at Keaaau, Puna, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a point at the west corner of this parcel of land and at the easterly side of Pahoa Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Olaa" being 7318.96 feet North and 6205.93 feet East and running by azimuths measured clockwise from true South:

Thence along Lot 1297, Land Court Application 1053 along a curve to the left having a radius of 20.00 feet, the chord azimuth and distance being:

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| 1. | 287° 28' 30" | 28.08 feet; |
| 2. | 242° 53' | 210.28 feet along Lot 1297, Land Court Application 1053; |
| 3. | 152° 04' | 190.15 feet along Lots 1297, 1296, and 1295, Land Court Application 1053; |
| 4. | 242° 53' | 282.71 feet along Lot 1298-B, Land Court Application 1053; thence along Lot 1298-B, Land Court Application 1053 along a curve to the left having a radius of 345.00 feet, the chord azimuth and distance being: |
| 5. | 202° 20' 35" | 448.49 feet; |
| 6. | 251° 48' 11" | 153.12 feet along Lot 8834-H, Land Court Application 1053; thence along Lot 8834-H, Land Court Application 1053 along a curve to the left having a radius of 870.51 feet, the chord azimuth and distance being: |

7.	167°	07'	12"	255.94 feet;
8.	158°	40'		29.10 feet along Lot 8834-H, Land Court Application 1053;
9.	248°	40'		60.00 feet along Ohe Street;
10.	338°	40'		29.10 feet along Lot 8832, Land Court Application 1053; thence along Lot 8832, Land Court Application 1053 along a curve to the right having a radius of 930.51 feet, the chord azimuth and distance being:
11.	341°	26'	56"	90.33 feet;
12.	254°	12'	30"	149.84 feet along Lots 8832 and 8831, Land Court Application 1053; thence along remainder of Lot 8833 and remainder of Lot 1298-A-2-A, Land Court Application 1053 along a curve to the right having a radius of 1080.35 feet, the chord azimuth and distance being:
13.	7°	29'	05"	853.16 feet; thence along remainder of Lot 1298-A-2-A, Land Court Application 1053 along a curve to the left having a radius of 620.00 feet, the chord azimuth and distance being:
14.	8°	11'	45"	475.44 feet;
15.	345°	39'		239.96 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053;
16.	75°	39'		149.84 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053;
17.	345°	39'		189.02 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053;
18.	75°	39'		372.38 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053;
19.	163°	56'		123.68 feet along the easterly side of Pahoia Road;
20.	73°	56'		10.00 feet along a jog in the Pahoia Road;
21.	163°	56'		336.44 feet along the easterly side of Pahoia Road; thence along the easterly side of Pahoia Road along a curve to the left having a radius of 1472.39 feet, the chord azimuth and distance being:
22.	163°	51'	43"	3.67 feet;
23.	253°	47'	26"	10.00 feet along a jog in the Pahoia Road; thence along the easterly side of

Pahoa Road along a curve to the left having a radius of 1482.39 feet, the chord azimuth and distance being:

- | | | |
|-----|--------------|---|
| 24. | 160° 05' 26" | 191.32 feet; |
| 25. | 66° 23' 26" | 10.00 feet along a jog in the Pahoa Road; |
| 26. | 155° 52' 49" | 26.23 feet along the easterly side of Pahoa Road; |
| 27. | 162° 57' | 15.53 feet along the easterly side of Pahoa Road; |
| 28. | 152° 04' | 144.63 feet along the easterly side of Pahoa Road to the point of beginning and containing an area of 18.600 Acres. |

SECTION 2. Section 7.18 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsections:

"7.18 () -1). The district classification of the following area situated at Keaau, Puna, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a point at the southeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Olaa" being 6717.43 feet North and 6982.93 feet East and running by azimuths measured clockwise from true South:

- | | | |
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| 1. | 62° 53' | 77.58 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053; thence along remainder of Lot 1298-A-2-A, Land Court Application 1053, along a curve to the right having a radius of 270.00 feet, the chord azimuth and distance being: |
| 2. | 68° 02' 25" | 48.54 feet; thence along remainder of Lot 1298-A-2-A, Land Court Application 1053 along a curve to the right having a radius of 25.00 feet, the chord azimuth and distance being: |
| 3. | 119° 25' 25" | 36.10 feet; |
| 4. | 165° 39' | 128.59 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053; |
| 5. | 255° 39' | 149.84 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053; |
| 6. | 345° 39' | 130.00 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053 to the point of beginning and containing an area of 0.496 Acres. |

"7.18 (-2). The District Classification of the following area situated at Keaau, Puna, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a point at the south corner of this parcel of land and at the easterly side of Pahoa Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Olaa" being 6278.37 feet North and 6564.34 feet East and running by azimuths measured clockwise from true South:

1. 163° 56' 262.71 feet along the easterly side of the Pahoa Road;
2. 255° 39' 372.38 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053;
3. 345° 39' 180.00 feet along remainder of Lot 1298-A-2-A, Land Court Application 1053;
4. 62° 53' 373.75 feet along Lot 1151-B, Land Court Application 1053, to the point of beginning and containing an area of 1.876 Acres.

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

Section 3. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be developed in two (2) zoning increments. The first increment shall consist of thirteen (13) contiguous acres, and the second, the remaining area. The effective date of zoning for the second increment shall be after development has occurred on the first increment. Development is defined as building permits issued for single family residential dwelling units and construction partially completed in a sense of having roofs on a minimum of twenty-five (25) percent of the units for the entire area of 20.9 acres; (B) the petitioner or its authorized representative submit a subdivision plan for the first increment and secure tentative approval within one (1) year from the effective date of the change of zone, and also assume the responsibility of securing final subdivision approval of the first increment. The petitioner/representative shall also be responsible for submitting a subdivision plan and securing final subdivision approval of the second increment; (C) the rules, regulations and requirements of the Department of Water Supply shall be complied with;

(D) a channelized connection with the Pahoa-Keaau Road (Highway 13) shall be provided prior to the development of future increments, other than the area which is presently involved in the rezoning request; (E) a landscaping buffer strip be provided between the Pahoa-Keaau Road (Highway 13) and the adjacent lots; (F) the petitioner/representative shall submit together with the subdivision plans, plans for flood control measures; (G) access to all lots shall be from the interior subdivision roads; thus, no direct access shall be allowed from the lots onto the Pahoa-Keaau Road (Highway 13); (H) the lots shall not encroach onto the plantation road connecting to the Pahoa-Keaau Road (Highway 13) underpass; (I) all other applicable rules and regulations shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original designation may be initiated.

SECTION 4. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 5. This ordinance shall take effect upon its approval.

INTRODUCED BY:

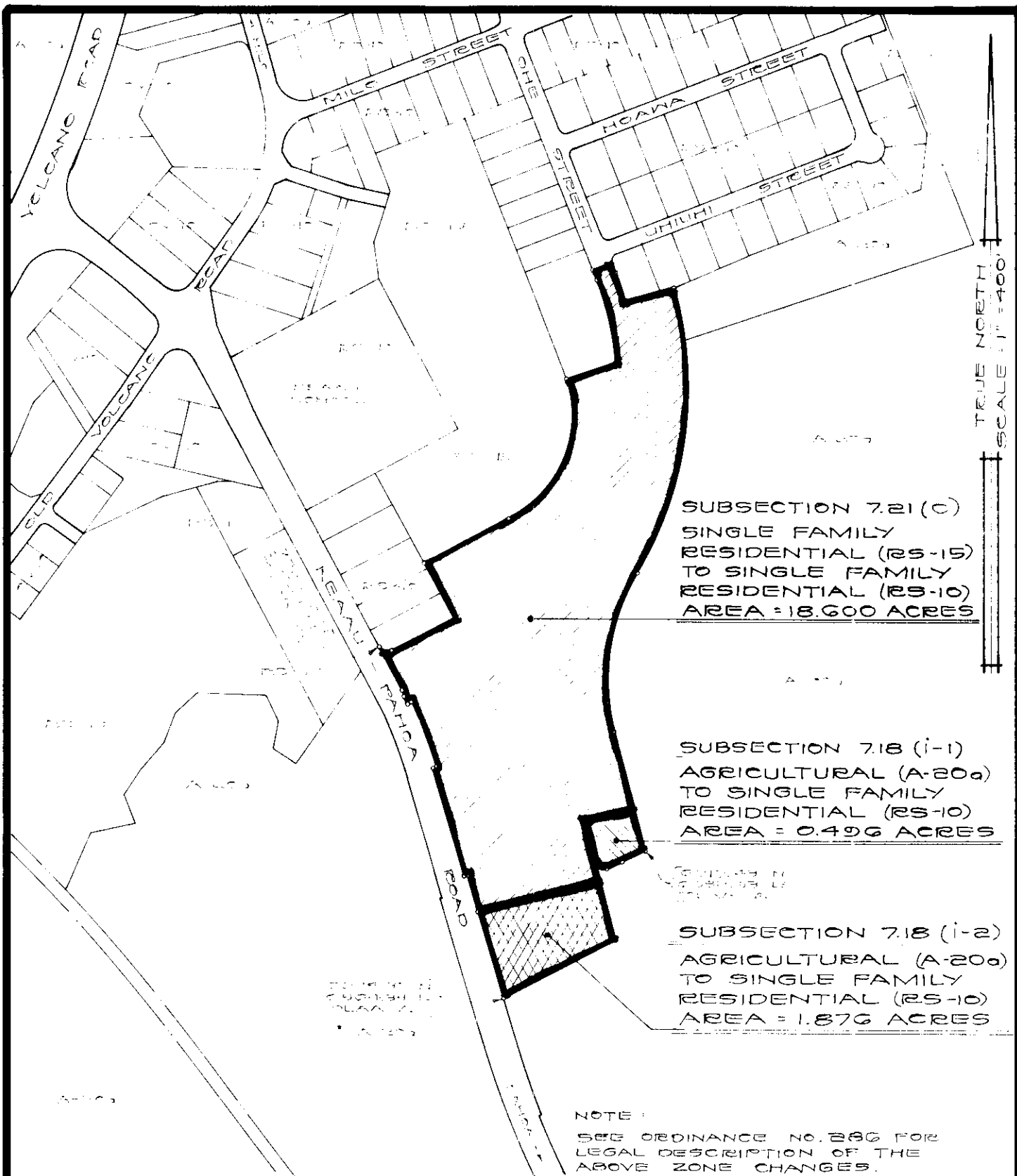

COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: June 1, 1977

Date of Adoption: June 15, 1977

Effective Date: June 22, 1977



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 3 TO SECTION 7.21, THE KEAAU ZONE MAP AND AMENDMENT NO. 9 TO SECTION 7.18, THE PUNA DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) AND AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII.

DATE OF PUBLIC HEARING: APRIL 14, 1977
 DATE OF APPROVAL: JUNE 22, 1977
 ORDINANCE NO. 286
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

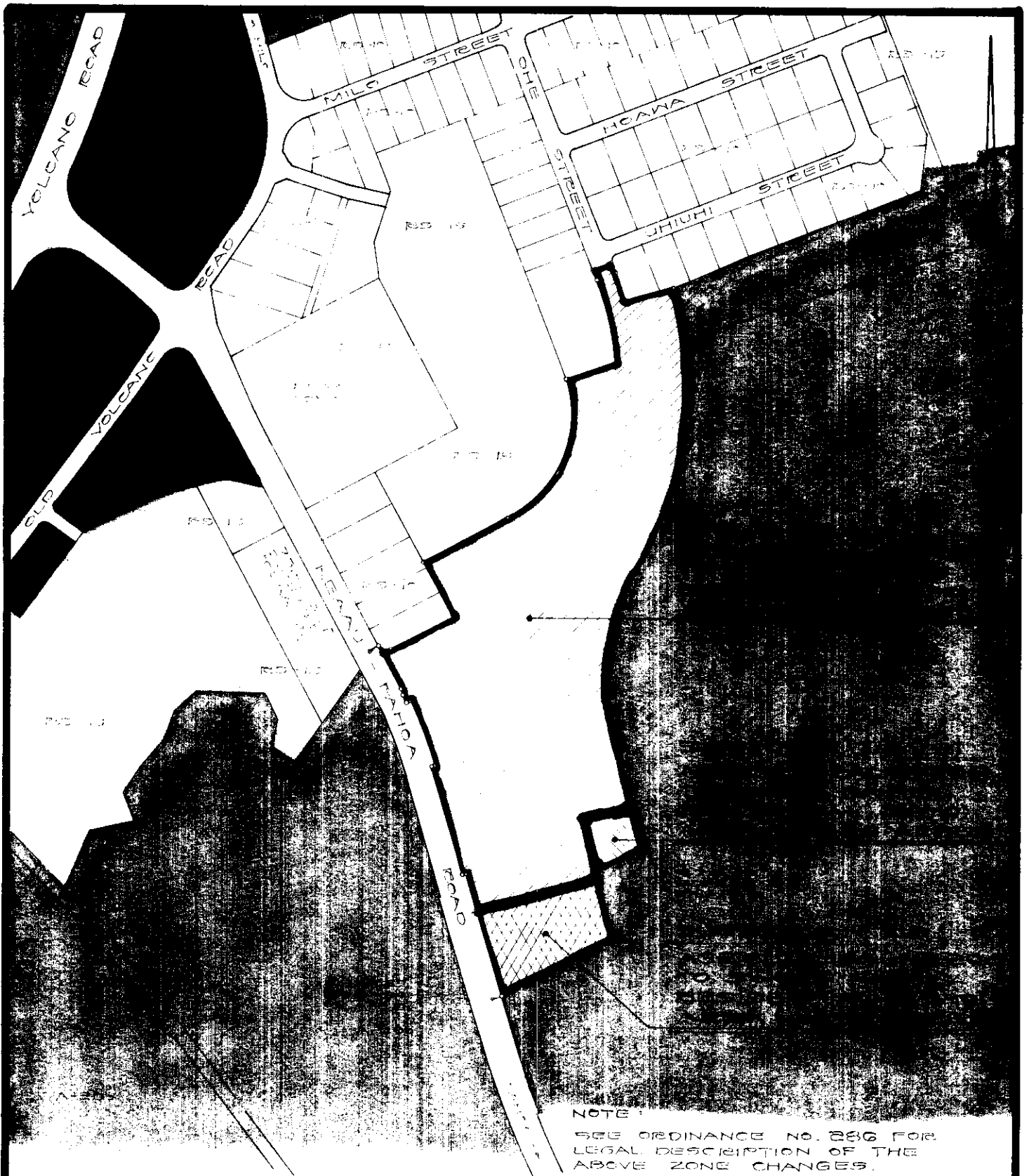


NOTE:
 SEE ORDINANCE NO. 286 FOR
 LEGAL DESCRIPTION OF THE
 ABOVE ZONE CHANGES.

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AMENDMENT NO. 3 TO SECTION 7.21, THE KEAAU ZONE MAP AND AMENDMENT NO. 9 TO SECTION 7.18, THE PUNA DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) AND AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII.

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DATE OF PUBLIC HEARING: APRIL 14, 1977
DATE OF APPROVAL: JUNE 22, 1977
ORDINANCE NO. 286
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

Hilo, Hawaii
 Date: June 1, 1977

FIRST READING			
	AYES	NOES	A/E
Dahlberg	x		
Domingo	x		
Fujii	x		
Garcia	x		
Kawahara	x		
Lai	x		
Sameshima	x		
Yamashiro	x		
Chr. Tajiri	x		
	9		

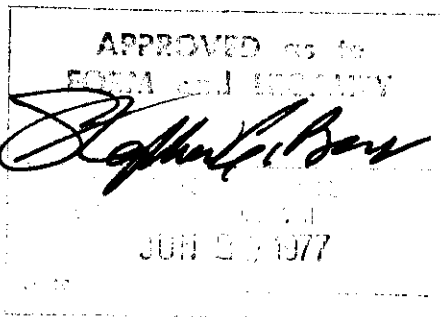
Publication Date: June 5, 1977

Hilo, Hawaii
 Date: June 15, 1977

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	x		
Domingo	x		
Fujii	x		
Garcia	x		
Kawahara	x		
Lai	x		
Sameshima	x		
Yamashiro	x		
Chr. Tajiri	x		
	9		

Publication Date: _____

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



Henry S. Fujii
 Council Chairman

R. B. Leepi
 County Clerk

Approved/~~Disapproved~~ this 22nd day of June, 1977.

Charles H. Strayhorn
 Mayor, County of Hawaii

Bill No. 313
 Reference: C-334/PC-11
 M.B. No. _____
 Ord. No. 386

Bill No. 313 - 1977

AN ORDINANCE AMENDING SECTION 7.21 THE KEAAU ZONE MAP AND SECTION 7.18, THE PUNA DISTRICT ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) AND AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-6-03: PORTION OF 3 and 1-6-144:PORTION OF 1.

This Bill amends Section 7.21, the Keaau Zone Map, and Section 7.18, The Puna District Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from single family residential (RS-15) and agricultural (A-20a) to single family residential (RS-10) at Keaau, Puna.

Date Introduced: June 1, 1977

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 1, 1977, by the following aye and no vote:

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Yamashiro and Chairman Tajiri - 9.

NOES: None.

AN ORDINANCE AMENDING SECTION 7.21 THE KEAAU ZONE MAP AND SECTION 7.18, THE PUNA DISTRICT ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) AND AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-6-03: PORTION OF 3 and 1-6-144: PORTION OF 1.

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R. B. Legaspi
COUNTY CLERK
COUNTY OF HAWAII

WEDNESDAY

ORDINANCE NO. 286
(Bill No. 313-1977)

AN ORDINANCE AMENDING SECTION 7.21, THE KEAAU ZONE MAP AND SECTION 7.18, THE PUNA DISTRICT ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) AND AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-6-03: PORTION OF 3 and 1-6-144:PORTION OF 1.

Date Approved: June 15, 1977
Date Effective: June 22, 1977

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 June 15, 1977, by the following roll call vote:

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Yamashiro and Chairman Tajiri - 9.

NOES: None.

R. B. Legaspi
COUNTY CLERK
COUNTY OF HAWAII

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Date Approved: June 15, 1977
Date Effective: June 22, 1977

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 June 15, 1977, by the following roll call vote:
AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Yamashiro and Chairman Tajiri - 9.
NOES: None.

R. B. LEGASPI
COUNTY CLERK
COUNTY OF HAWAII

(1964 - Present) June 29, 1977.)

