

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 439

AN ORDINANCE AMENDING SECTION 7.29 THE CITY OF HILO ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO LIMITED INDUSTRIAL (ML-20) AT WAIAKEA HOUSELOTS, WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-37:26.

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

SECTION 1. Section 7.29, Article 2, Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.29 (ooo). The district classification of the following area situated at Waiakea Houselots, Waiakea, South Hilo, Hawaii shall be Limited Industrial (ML-20):

Beginning at a point at the northeast corner of this parcel of land and on the west corner of Kanoelehua Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Halai" being 2,843.00 feet South and 11,062.50 feet East and running by azimuths measured clockwise from true South:

1. 360° 00' 100.00 feet along the westerly side of Kanoelehua Avenue;
2. 90° 00' 210.50 feet along Lot 8, Block 38;
3. 180° 00' 100.00 feet along Lot 5, Block 38;
4. 270° 00' 210.50 feet along Lot 4, Block 38 to the point of beginning and containing an area of 21,050 Square Feet.

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

"This ordinance shall take effect forthwith upon the conditions that (A) plans be submitted for preliminary plan approval within one (1) year from the effective date of the change of zone. The petitioner shall be responsible for

securing final plan approval; (B) construction shall commence within one (1) year from the date of final plan approval and be completed within two (2) years thereafter; (C) in the design and review of proposed development plans due consideration for visual impact shall be required. This consideration shall entail the minimization of adverse visual impacts through the appropriate siting, height, bulk, color schemes, signage, and landscaping; (D) any activity conducted on the subject property shall not constitute a nuisance to surrounding properties. Should any activity be determined to be a nuisance to surrounding properties by the Planning Department in conjunction with other agencies, i.e. the Department of Health, appropriate mitigating measures shall be taken to eliminate the nuisance; (E) the site planning shall consider join access and parking arrangements with the industrially zoned property located north of and adjacent to the subject property; and (F) all other applicable rules, regulations and requirements shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or a more appropriate zoning designation may be initiated."

SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

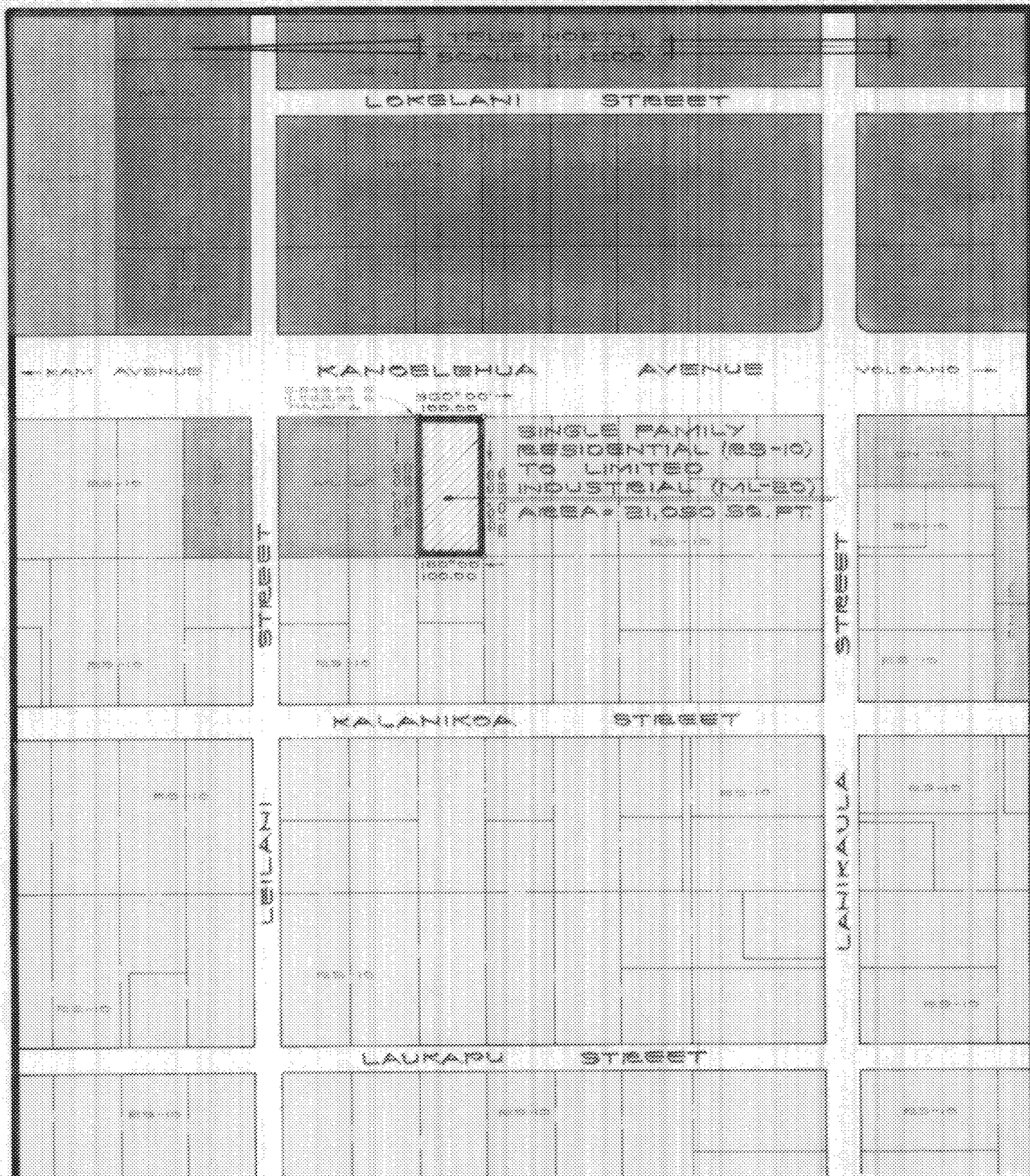

COUNCILMEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: May 2, 1979

Date of Adoption: May 16, 1979

Effective Date: May 31, 1979



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 67 TO SECTION 720, THE CITY OF HILO ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO LIMITED INDUSTRIAL (ML-20) AT WAIAKEA HOUSELOTS, WAIAKEA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING - AUG. 12, 1978
 EFFECTIVE DATE - MAY 31, 1979
 ORDINANCE NUMBER - 439
 PREPARED BY - PLANNING DEPARTMENT
 COUNTY OF HAWAII

Hilo, Hawaii
Date: May 2, 1979

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Acting Chr. Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro			X
	8	0	1


Publication Date: May 8, 1979


Hilo, Hawaii
Date: May 16, 1979


SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia			X
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro	X		
	8	0	1

Publication Date: JUN 07 1979


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

DEPUTY

 MAY 8 1979


 Council Chairman


 County Clerk

Approved/By ~~Signature~~ this 31st day of May, 1979


 Mayor, County of Hawaii

Bill No. 473
 Reference: C-1116/PC-90
 M.B. No. _____
 Ord. No. 439