

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 524

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 AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-4-38:6.

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 (xxx). The district classification of the following area situated at Waiakea, South Hilo, Hawaii, shall be Single Family Residential (RS-10):

Beginning at the northeast corner of this parcel of land and at the south side of Haihai Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 16,163.85 feet South and 1,233.91 feet West and running by azimuths measured clockwise from True South:

1. 355° 40' 1,180.00 feet along Lot 915, Grant 10493 to Mabel P. Chilson;
2. 85° 40' 328.00 feet along Lot 1003-B-1, a portion of Grant 10543;
3. 175° 40' 1,180.00 feet along Lot C-1, a portion of Grant 11622;
4. 265° 40' 328.00 feet along south side of Haihai Street to the point of beginning and containing an area of 8.885 acres.

"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) the area be zoned in two (2) increments. The first increment shall consist of a maximum of five (5) contiguous acres,

and the second, the remaining area. The effective date of zoning for the second increment shall be after development has occurred in the first increment. Development is defined as building permits issued for single family residential units and construction partially completed in the sense of having roofs on a minimum of twenty-five (25) percent of the units for the entire area of 8.8+ acres. In lieu of the actual construction of the dwelling units in the first increment, the petitioner or its authorized representative may enter into an agreement with the Planning Department which would bond and assure the County that the dwellings would be constructed within a given period. In doing so, development of the second increment may proceed prior to the actual construction of the dwellings in the first increment. Such agreement shall meet with the approval of the Corporation Counsel and the Planning Director; (B) the petitioner/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. The petitioner/representative shall also be responsible for securing final subdivision approval for both increments; (C) a hydrologic/drainage study be prepared by the petitioner/representative and be submitted with the subdivision plans for the first increment to the Planning Director and Chief Engineer; (D) curbs, gutters, and sidewalks be constructed within the proposed subdivision; (E) access to the proposed lots shall be from the interior subdivision roadway. No direct access to the lots shall be permitted from Haihai Street; (F) a roadway stub shall be provided to the west property line in accordance with the Traffic Circulation Scheme on file with the Planning Department; and (G) all other applicable rules and regulations be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original zoning or more appropriate 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:

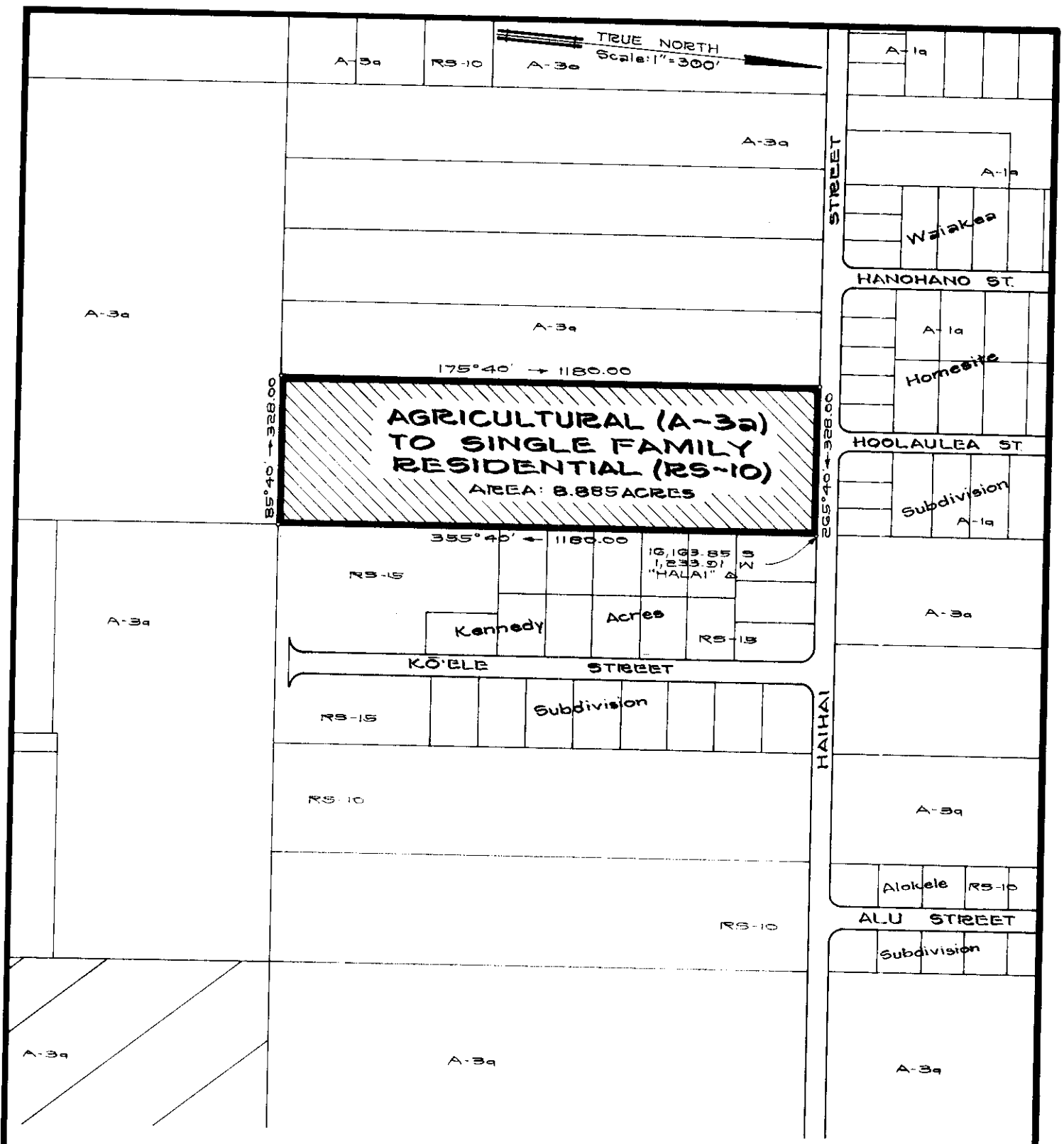

COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: January 23, 1980

Date of Adoption: February 6, 1980

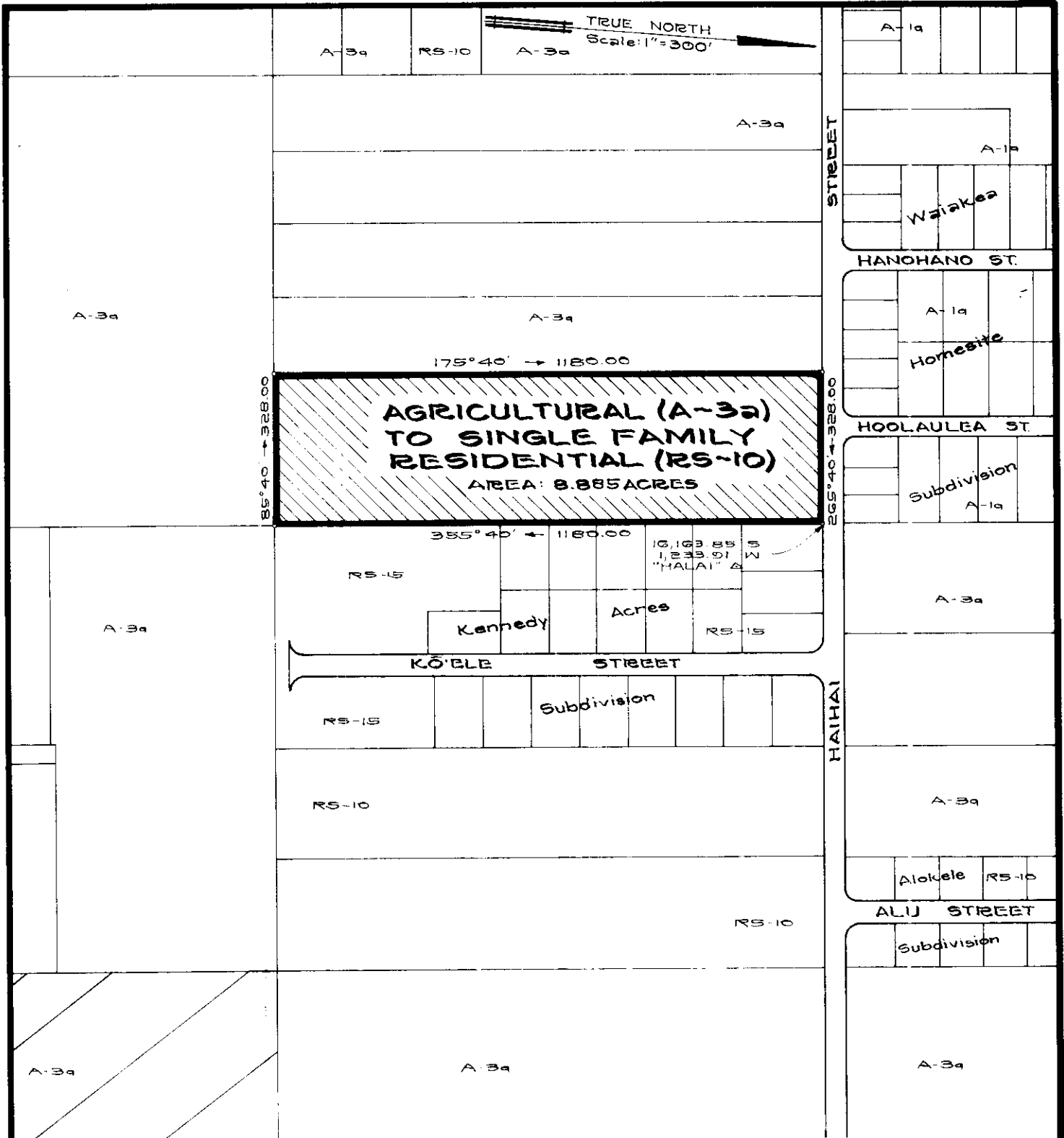
Effective Date: February 12, 1980



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 76 TO 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 AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING : SEPT. 26, 1979
EFFECTIVE DATE : FEB. 16, 1980
ORDINANCE NUMBER : 524
PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 76 TO 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 AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING : SEPT. 26, 1979
EFFECTIVE DATE : FEB. 12, 1980
ORDINANCE NUMBER : 524
PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK : 2-4-38:6

OCT. 12, 1979

EXHIBIT "A"

Hilo, Hawaii
Date: January 23, 1980

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro	X		
	9	0	

Publication Date: JAN 30 1980

Hilo, Hawaii
Date: February 6, 1980

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		
	9	0	

Publication Date: _____

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

APPROVED as to
FORM AND CONTENT
[Signature]
FEB 7 1980

[Signature]
Council Chairman

[Signature]
County Clerk

Approved/Disapproved this 12th day of
February, 1980

[Signature]
Mayor, County of Hawaii

Bill No. 559
Reference: C-1410/PC-130
M.B. No. _____
Ord. No. 524

Bill No. 559 - 1980

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE), HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3A) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, S. HILO, COVERED BY TMK: 2-4-38:6.

This Bill amends the City of Hilo Zone Map by changing the district classification from Agricultural (A-3a) to Single Family Residential (RS-10) at Waiakea, S. Hilo.

Date Introduced: January 23, 1980

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 January 23, 1980, by the following aye and no vote:

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

NOES: None.

R. B. Legaspi
COUNTY CLERK
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE), HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3A) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, S. HILO, COVERED BY TMK: 2-4-38:6.

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NOES: None.
R. B. LEGASPI
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 524
(Bill No. 559-1980)

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 AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, COVERED BY TAX MAP KEY 2-4-38:6.

Date Approved: February 6, 1980
Date Effective: February 12, 1980

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 February 6, 1980 by the following aye and no vote:

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

NOES: None.

ORDINANCE NO. 524
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NOES: None.

S. B. LEGASPI
COUNTY CLERK
COUNTY OF HAWAII

(S. B. Legaspi)
COUNTY CLERK
COUNTY OF HAWAII