

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 602

AN ORDINANCE AMENDING SECTION 7.10 (THE KAWAIHAE-PUAKO ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM OPEN (0) TO RESORT-HOTEL (V-1.25) AT OULI, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-2-02:PORTION OF 4.

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

SECTION 1. Section 7.10, Article 2, Chapter 8, (Zoning Code), of the Hawaii County Code, as amended, is further amended to add a new subsection to read as follows:

"7.10 (d). The district classification of the following area situated at Ouli, South Kohala, Hawaii, shall be Resort-Hotel (V-1.25):

Beginning at the Northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUAKO" being 11,904.00 feet North and 1,705.62 feet East, thence running by azimuths measured clockwise from True South:

1. 270° 00' 338.20 feet along the remainders of R.P. 2237, L.C. Aw. 8518-B to Kanehoa and Grant 12546, Part 4 to Richard Smart;
2. 0° 00' 399.07 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B to Kanehoa;
3. 47° 00' 137.01 feet along same;
4. 137° 00' 214.00 feet along same and the remainder of Grant 12546, Part 4 to Richard Smart;

Thence along the remainder of R.P. 2237, L.C. Aw. 8518-B to Kanehoa, on a curve to the right with a radius of 375.00 feet, the chord azimuth and distance being:

5. 164° 40' 42" 348.38 feet to the point of beginning and containing an area of 3.00 acres.

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

This subsection is conditioned upon the following:

(A) that the petitioner or his authorized representative submit plans and secure final plan approval within one (1) year from the effective date of the change of zone;

(B) that construction of the proposed development commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter;

(C) that the requirements of the State Department of Health be complied with;

(D) that the location of the driveway access(es) shall meet with the approval of the Department of Public Works;

(E) that a housing market study involving the potential housing demand to be directly generated by new employees of the proposed development shall be submitted to the Director prior to the issuance of Final Plan Approval for the proposed 117-unit addition. Based upon that study and any other available studies or reports, the Director shall determine and establish the required employee housing for the proposed 117-unit addition. Further, the required employee housing shall be made available prior to the issuance of occupancy permit for the 117-unit addition. A copy of the final employee housing requirement shall be forwarded to the Planning Commission and Council;

(F) that all other applicable rules, regulations and requirements be complied with.

Should any of the foregoing conditions not be met, rezoning at the area to its initial 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:

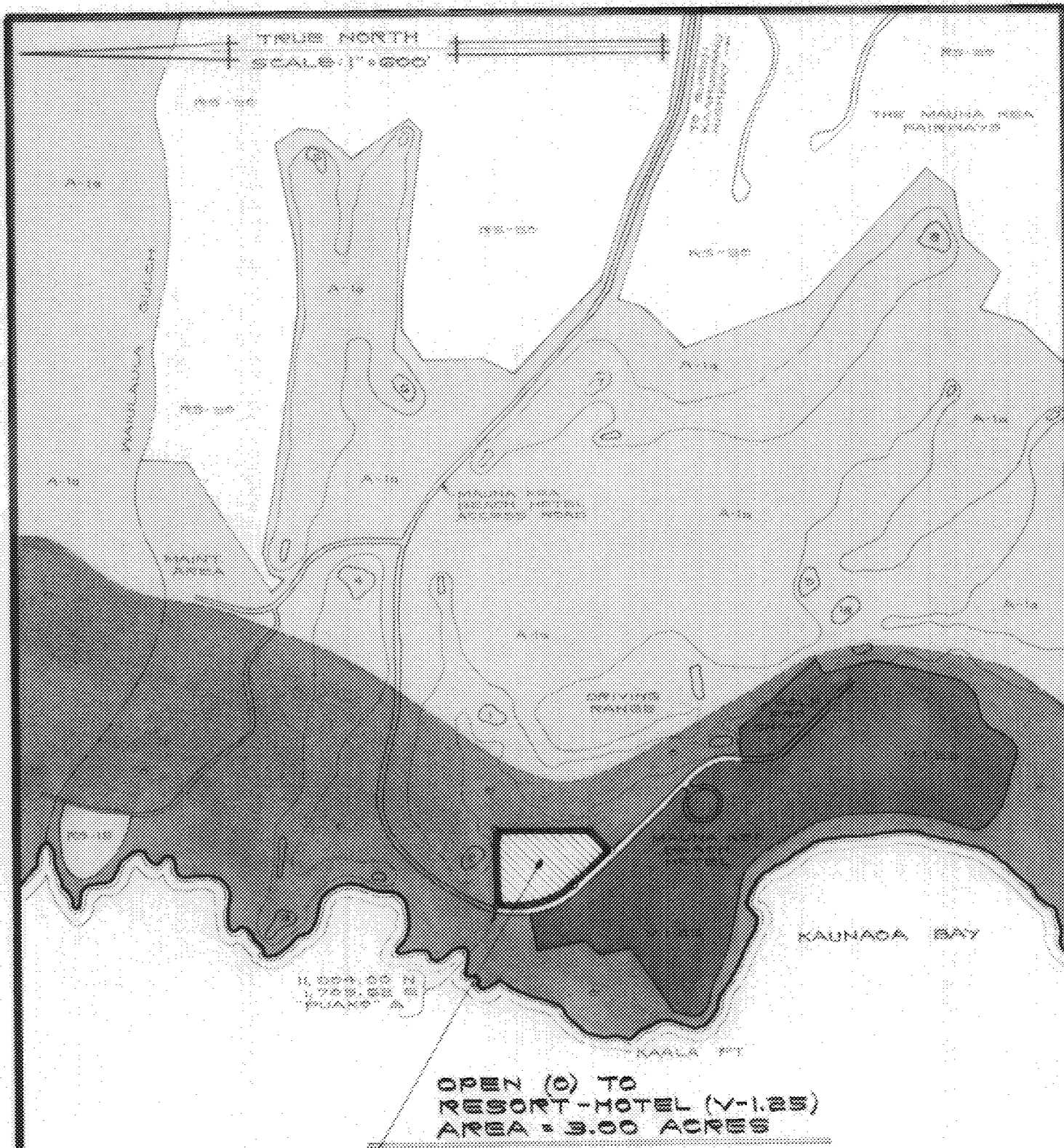
Jabashi Domingo
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: June 18, 1980

Date of Adoption: July 9, 1980

Effective Date: July 18, 1980



11,000.00 N
1,700.00 E
"PLANK" A

**OPEN (O) TO
RESORT-HOTEL (V-1.25)
AREA = 9.00 ACRES**

NOTE:
SEE ORDINANCE NO. 502 FOR
LETTERS & BOUNDS DESCRIPTION
OF THE ABOVE ZONE CHANGE.

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 4 TO SECTION 7.10 (THE KAWAIHAE -
PUAKO ZONE MAP) ARTICLE 8, CHAPTER 8 (ZONING CODE)
OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANG-
ING THE DISTRICT CLASSIFICATION FROM OPEN (O) TO
RESORT-HOTEL (V-1.25) AT OULI, SOUTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: MAY 8, 1980
EFFECTIVE DATE: JULY 8, 1980
ORDINANCE NUMBER: 603
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 6-2-08:4 (PDR)

MAY 8, 1980

EXHIBIT 'A'

Hilo, Hawaii
Date: June 18, 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	9	0	0

JUN 24 1980

Publication Date: _____

Hilo, Hawaii
Date: July 9, 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	0

JUL 25 1980

Publication Date: _____

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

<p>APPROVED as to FORM and LEGALITY</p> <p><i>[Signature]</i></p> <p>CORPORATION CLERK COUNTY OF HAWAII</p> <p>Date JUL 16 1980</p>

[Signature]
Council Chairman

[Signature]
County Clerk

Approved/Disapproved this 18th day of

July, 1980

[Signature]
Mayor, County of Hawaii

Bill No. 639 (Amende
Reference: C-1565/PC-1
M.B. No. _____
Ord. No. 602