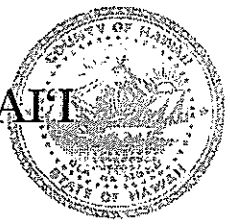


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2003
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PLANNING DEPARTMENT
COUNTY OF HAWAII

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 78

Rec'd 5/20/03
GB

ORDINANCE NO. 03 77

AN ORDINANCE AMENDING SECTION 25-8-7 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO RESIDENTIAL AND AGRICULTURAL (RA-2a) AT OULI, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-2-11:31.

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

SECTION 1. Section 25-8-7, Article 8, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Ouli, South Kohala, Hawaii, shall be Residential and Agricultural (RA-2a):

Beginning at the Southeasterly corner of this parcel of land, being also the Northeasterly corner of Lot 29, and a point on the Westerly boundary of Lot 30 of Anekona Estates, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 11,096.67 feet North and 17,888.76 feet West and running by azimuths measured clockwise from True South:

- 1. 75° 06' 484.65 feet along Lot 29 of Anekona Estates and along the remainder of Royal Patent 2237, Land Commission Award 8518-B, Apana 1 to James Young Kanehoa to a point;
- 2. 164° 06' 48" 506.13 feet along Lots 15 and 14 of Ouli Mutual Self Help Housing Project, along Lot A-3-1 and along the remainder of Royal Patent 2237, Land Commission Award 8518-B, Apana 1 to James Young Kanehoa to a point;

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3. 272° 14' 556.16 feet along the Southerly side of Kanehoa Street to a point;

Thence, for the next three (3) courses following along Lot 30 of Anekona Estates, along the Westerly side of Existing Eastment "22" for Road and Utility purposes and along the remainder of Royal Patent 2237, Land Commission Award 8518-B, Apana 1 to James Young Kanehoa:

Thence, following on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

317° 14' 42.43 feet to a point;

4. 2° 14' 79.94 feet to a point;

Thence, following on a curve to the left with a radius of 775.00 feet, the chord azimuth and distance being:

5. 353° 40' 230.89 feet to the point of beginning and containing an area of 5.0126 Acres.

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

SECTION 2. In accordance with Section 25-2-44, Hawai'i County Code, the County Council finds the following conditions are:

- (1) Necessary to prevent circumstances which may be adverse to the public health, safety and welfare; or
- (2) Reasonably conceived to fulfill needs directly emanating from the land use proposed with respect to:
 - (A) Protection of the public from the potentially deleterious effects of the proposed use, or
 - (B) Fulfillment of the need for public service demands created by the proposed use.

- A. The applicant, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.

- B. The applicant, its successors or assigns shall be responsible for complying with all requirements of Chapter 205, Hawaii Revised Statutes, relating to permissible uses within the State Land Use Rural District.
- C. Final Subdivision Approval of the subject property shall be secured within five (5) years from the effective date of this ordinance.
- D. The applicant shall dissolve the existing Condominium Property Regime and submit such documentation to the Planning Department within three months from the date of Final Subdivision Approval.
- E. Restrictive covenants in the deeds of all the proposed lots within the subject property shall give notice that the terms of the zoning ordinance prohibit the construction of a second dwelling unit and condominium property regimes on each lot. This restriction may be removed by amendment of this ordinance by the County Council. The owner of the property may also, in addition, impose private covenants restricting the number of dwellings. A copy of the proposed covenant(s) to be recorded with the State of Hawai'i Bureau of Conveyances shall be submitted to the Planning Director for review and approval prior to the issuance of Final Subdivision Approval. A copy of the recorded document shall be filed with the Planning Department upon its receipt from the Bureau of Conveyances.
- F. Access(es) to the subject property from Kanehoa Street and/or Aho Place shall meet with the requirements of Chapter 23, Subdivision Code.

- G. At the time improvements at the Route 19/Anekona Street or Route 19/Kanehoa Street intersection are made by the Department of Transportation, the applicant, its successors or assigns shall pay their fair share amount for the required improvements which will be determined by the Planning Director in consultation with the Department of Transportation.
- H. Should any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-HPD when it finds that sufficient mitigative measures have been taken.
- I. The applicant shall comply with all applicable laws, rules, regulations and requirements of affected agencies.
- J. Should the Council adopt a Unified Impact Fees Ordinance setting forth criteria for imposition of exactions or the assessment of impact fees, conditions included herein shall be credited towards the requirements of the Unified Impact Fees Ordinance.
- K. An initial extension of time for the performance of conditions within the ordinance may be granted by the Planning Director upon the following circumstances:
1. The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, its

successors or assigns, and that are not the result of their fault or negligence.

2. Granting of the time extension would not be contrary to the General Plan or Zoning Code.
 3. Granting of the time extension would not be contrary to the original reasons for the granting of the change of zone.
 4. The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).
 5. If the applicant should require an additional extension of time, the Planning Director shall submit the applicant's request to the County Council for appropriate action.
- L. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate rezoning of the subject area to its original or more appropriate designation.

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:


COUNCIL MEMBER, COUNTY OF HAWAII

_____ Hilo, Hawai'i

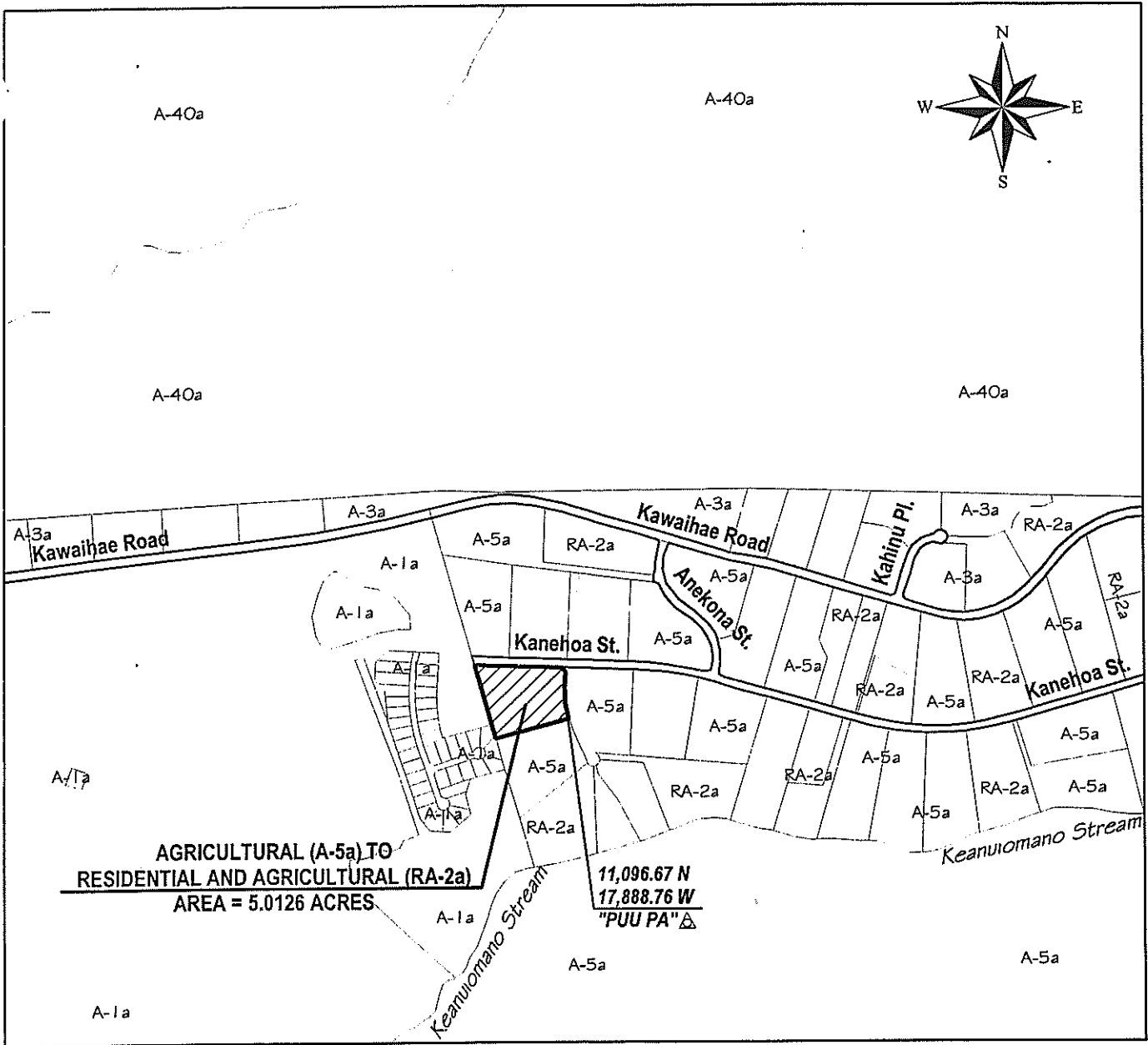
Date of Introduction: April 16, 2003

Date of 1st Reading: April 16, 2003

Date of 2nd Reading: May 7, 2003

Effective Date: May 13, 2003

REFERENCE: Comm. 171



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-8-7 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP)
 ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE,
 BY CHANGING THE DISTRICT CLASSIFICATION
 FROM AGRICULTURAL (A-5a) TO RESIDENTIAL AND AGRICULTURAL (RA-2a)
 AT OULI, SOUTH KOHALA, HAWAII

PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

OFFICE OF THE COUNTY CLERK
County of Hawaii
Hilo, Hawaii

Introduced By: Bobby Jean Leithead-Todd
Date Introduced: April 16, 2003
First Reading: April 16, 2003
Published: N/A

REMARKS: B/R

Second Reading: May 7, 2003
To Mayor: May 9, 2003
Returned: May 14, 2003
Effective: May 13, 2003
Published: May 28, 2003

REMARKS:

RECEIVED

MAY 14 AM 8 59 '03

COUNTY CLERK
COUNTY OF HAWAII

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Arakaki	X			
Chung	X			
Elarionoff	X			
Holschuh			X	
Jacobson	X			
Leithead-Todd	X			
Reynolds	X			
Safarik	X			
Tyler	X			
	8	0	1	0

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Arakaki	X			
Chung	X			
Elarionoff	X			
Holschuh	X			
Jacobson	X			
Leithead-Todd	X			
Reynolds	X			
Safarik	X			
Tyler	X			
	9	0	0	0

I DO HEREBY CERTIFY that the foregoing BILL was adopted by the County Council published as indicated above.

APPROVED AS TO
FORM AND LEGALITY:

Aster Oshada
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date 5/12/03

[Signature]
COUNCIL CHAIRMAN
[Signature]
COUNTY CLERK

Bill No.: 78
Reference: C-171/PC-33
Ord No.: 03 77

Approved/Disapproved this 13th day

of May, 2003

[Signature]
MAYOR, COUNTY OF HAWAII