

STATE OF HAWAI'I

BILL NO. _175

ORDINANCE NO. 06 3

AN ORDINANCE AMENDING SECTION 25-8-7 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE 1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO RESIDENTIAL AND AGRICULTURAL (RA-2a) AT OULI, SOUTH KOHALA, HAWAI'I, COVERED BY TAX MAP KEY 6-2-11:30.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI'I:

SECTION 1. Section 25-8-7, Article 8, Chapter 25 (Zoning Code) of the Hawai'i County Code 1983 (2005 Edition), 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, Hawai'i, shall be Residential and Agricultural (RA-2a):

Beginning at the Northwesterly corner of this parcel of land, being also the Northeasterly corner of Lot 31-B of Anekona Estates, and being a point on the Southerly side of Kanehoa Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 11,437.17 feet North and 17,939.92 feet West and running by azimuths measured clockwise from True South:

1. 272° 14' 465.00 feet along the Southerly side of Kanehoa Street to a point;

Thence, for the next twelve (12) courses following along the remainder of Royal Patent 2237, Land Commission Award 8518-B, Apana 1 to James Young Kanehoa:

2.	2°	14'	569.91	feet along Lot 25-B of Anekona Estates to a point;
3.	94°	38'	221.69	feet along Lot 26-A of Anekona Estates to a point;

Thence, from a tangent azimuth of 291° 17' 27" following along Lots 26-A and 26-B of Anekona Estates on a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:

4. 325° 58' 46.5" 51.22 feet to a point;

Thence, from a tangent azimuth of 0° 40' 06" following along Lots 27-A and 27-B of Anekona Estates on a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:

5. 44° 12' 03" 61.99 feet to a point;

Thence, from a tangent azimuth of 87° 44' following along Lots 28-B and 28-A of Anekona Estates on a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:

6. 118° 59' 46.69 feet to a point;

Thence, from a tangent azimuth of 150° 14' following along Lot 29 of Anekona

Estates on a curve to the right with a radius
of 45.00 feet, the chord azimuth and distance
being:

7. 169° 42' 16.5" 30.00 feet to a point;

Thence, from a tangent azimuth of 189° 10' 33" following along Lot 27 of
Anekona Estates on a curve to the left with a
radius of 45.00 feet, the chord azimuth and
distance being:

8. 169° 42' 16.5" 30.00 feet to a point;

9. 150° 14' 56.37 feet along Lot 29 of Anekona Estates to a point;

Thence, following along Lot 29 of Anekona Estates on a curve to the right with a radius of 775.00 feet, the chord azimuth and distance being:

10. 157° 40' 200.53 feet to a point; Thence, from a tangent azimuth of 165° 06' following along Lots 31-A and 31-B of Anekona Estates on a curve to the right with a radius of 775.00 feet, the chord azimuth and distance being: 11. 173° 40' 230.89 feet to a point; 12. 182° 14' 79.94 feet along Lot 31-B of Anekona Estates to a point;

Thence, following along Lot 31-B of Anekona Estates on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

13. 137° 14' 42.43 feet to the point of beginning and containing an area of 5.3042 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 1983 (2005 Edition), 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(s), its successors or assigns shall be responsible for complying with all of the stated conditions of approval.

- B. The applicant(s), 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. 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 owners of the property may also 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.
- E. At the time improvements at the Kawaihae Road Anekona Street or Kawaihae Road Kanehoa Street intersection are made by the State Department of Transportation, the applicant(s), 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.

- F. 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.
- G. The applicant(s) shall comply with all applicable County, State and Federal laws, rules, regulations and requirements.
- H. 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.
- I. 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(s), its successors or assigns, and that are not the result of their fault or negligence.
 - 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(s) should require an additional extension of time, the Planning Director shall submit the applicant(s)' request to the County Council for appropriate action.

Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning 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 HAWAI'I

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAI

Hilo , Hawai'i

Date of Introduction: De

December 21, 2005

Date of 1st Reading: Date of 2nd Reading: December 21, 2005

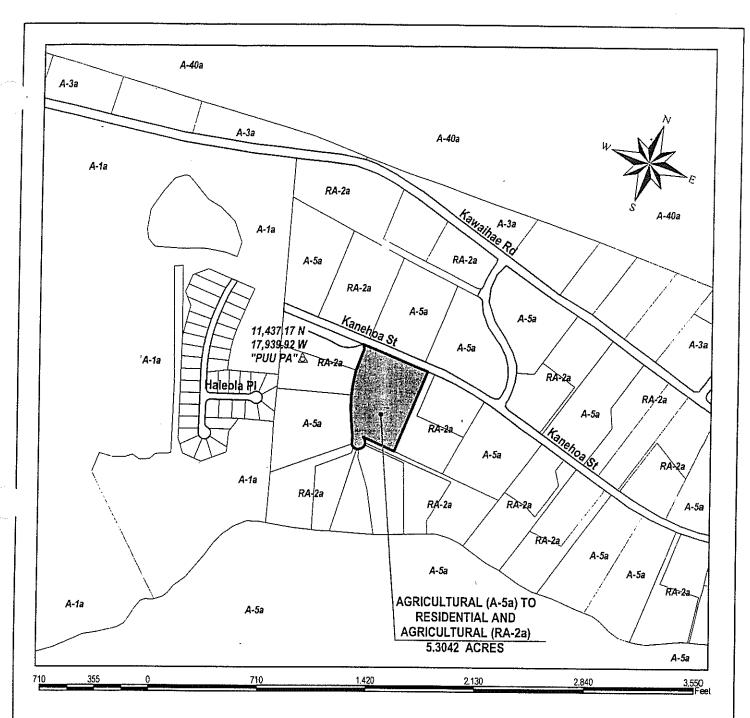
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January 5, 2006

Effective Date:

January 13, 2006

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AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-8-7 (NORTH AND SOUTH KOHALA DISTRICT ZONE MAP)
ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE
1983 (2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION
FROM AGRICULTURAL (A-5a)
TO RESIDENTIAL AND AGRICULTURAL (BA 2a)

TO RESIDENTIAL AND AGRICULTURAL (RA-2a) AT OULI, SOUTH KOHALA, HAWAII

PREPARED BY: PLANNING DEPARTMENT COUNTY OF HAWAII

TMK: 6-2-011:030

Date: September 16, 2005

OFFICE OF THE COUNTY CLERK County of Hawai'i

Hilo, Hawaiʻi

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Introduced By:	K.Angel Pilago / Pete Hoffmann		ROLL CALL VOTE				
Date Introduced:	December 21, 2005		AYES	NOES	ABS	EX	
First Reading:	December 21, 2005	Arakaki	Х	100000			
Published:	N/A	Higa	Х				
		Hoffmann		х			
REMARKS:		Holschuh	Х				
		Ikeda	Х				
		Isbell	Х				
		Jacobson		Х			
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Second Reading:	January 5, 2006			1			
To Mayor: Jan	nuary 6, 2006	ROLL CALL VOTE					
Returned: Ja	nuary 17, 2006		AYES	NOES	ABS	EX	
Effective: Ja	nuary 13, 2006	Arakaki	X				
Published: Ja	nuary 24, 2006	Higa	Х				
		Hoffmann			Х		
MARKS:		Holschuh	X				
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I DO HEREBY (indicated above. APPROVED AS FORM AND LEG	· -		ounty Counc		ed as		
COUNTY OF HAV	RATION COUNSEL VAI'I 1 1 2006	COUN		سلم تمسّ			
•		Bill N	o.:		175 7/PC-46		
proved/Disapprov	ved this 13 th day	Refere	ence:	C-547/PC-46			
of Jan	uary , 20_06.	Ord N	o.:		<u> </u>) 	
HAYOR, COON	TY OF HAWAI'I						