

Machida, Laurie

From: Arai, Daryn
Sent: Wednesday, April 26, 2017 12:57 PM
To: Machida, Laurie
Cc: Gagorik, Susan; Holmes, Jonathan; Cheplic, Ed
Subject: Kealakekua Heritage

Laurie,

This 23-7 subdivision action was facilitating the establishment of a conservation easement, but did not consider the implications upon an existing change of zone ordinance that the applicant incorrectly assumed negates our county zoning ordinance. I told them it did not.

But for the sake of conservation, I am allowing this subdivision action to go thru but emphasizing their continuing obligation to deal with the zoning ordinance that has not been complied with even though it was issued in 1998. Subdivision team, we have to be mindful of legacy ordinances and permits that are still in force and should not be ignored. Fundamental part of looking at parcel history and figuring out what the subdivision is trying to accomplish versus what is required by permits and ordinances affecting said property.

To that end, Laurie, please include the following passage within our Final Subdivision letter, right after the 23-7 paragraph, and re-date everything for my approval:

The ^{Subdivision} applicant should disclose to subsequent landowners of parcels created by this subdivision action that the affected parcels were part of a larger project comprising a master-planned agricultural community including an 18-hole golf course, agricultural park and forest reserve. As evidenced by this subdivision action and prior discussions with the ^{Subdivision} applicant, the current concept for the properties have changed and existing entitlements supporting the previous project concept, consisting of a change of zone ordinance and land use permits, are no longer aligned with the current development priorities of the current landowner and have, in effect, become outdated. The last discussion between this office and the ^{Subdivision} applicant and their representatives would anticipate the filing of a change of zone application or request that would revert the lands back to its original Agricultural-20 acres (A-20a) zoning district and a larger Agricultural zoning with minimum lot size over the conservation easement areas to preclude further subdivision of these conservation lands, a process where finer details of processing have yet to be defined.

Thanks Laurie
Daryn

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