

LENINGRAD ELARIONOFF
Councilmember



JUN 7 PM 4 06

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COUNTY OF HAWAII
COUNTY CLERK

OFFICE OF THE COUNTY COUNCIL

*County of Hawaii
Hawaii County Building
25 Aupuni Street
Hilo, Hawaii 96720*

June 4, 2004

To : James Y. Arakaki, Council Chair
All Council Members
Leningrad
From : Leningrad Elarionoff, Council Member

Subject : Bill No. 163, Draft 2 relating to the General Plan

Since January 2002, the Hawai'i County Council has been involved in updating the General Plan. In October 2003, I became chair of the Planning Committee. My staff and I have been involved in the modification and initiation process for the past nine months.

We began with identifying our goal. It was to end up with a document that was user friendly, practical, readable, and applicable but concise. Public statements were reviewed, compared, and analyzed. The support materials in the form of text, goals, policies and standards that did not need to be codified were separated. Duplicate statements were removed. The vision statements we solicited from you were included. Meetings were followed with drafting and more meetings and redrafting.

Today I received a memo from our staff personnel, Legislative Auditor, Constance R. Kiri and Legislative Auditor Assistant Charmaine Doran saying that the project was now in its final stage and ready to be presented to you.

You will notice that Bill No. 163; Draft 2 is co-introduced by Council Chair James Y. Arakaki and I. He was a vital part of the process due to his experience and as a representative of the East side of our Island. We welcome your feedback and are confident that working together, we can pass the General Plan.

I am proud to bring to you after months of intense work, the product of our goal.

LE/mn
(Ramseyer version of the bill is on file in the Office of the County Clerk)

DISTRICT 9

Waimea, Kohala, Kawaihae, Waikoloa, Puako

<Bill 163, D. 2>

Hawai'i C

EXHIBIT 35

der and Employer

Comm. No. 45.30
Ref. To: PC
Ref. Date JUN 7 2004

AL KONISHI
County Clerk

JAY MENDE
Deputy County Clerk



CONSTANCE R. KIRIU
Legislative Auditor

***County of Hawai'i
Office of the County Clerk***

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June 3, 2004

TO: Leningrad Elarionoff, Chair
Committee on Planning

FROM: Constance R. Kiriu
Legislative Auditor

Charmaine Doran
Legislative Assistant

RE: Bill No. 163, Draft 2
General Plan Revisions

As requested by members of the Planning Committee, we are forwarding a report dated June 2004 titled "Report on the County of Hawai'i General Plan-Bill 163, Draft 2." The report encloses:

1. A chart entitled "Proposed General Plan Revisions—Draft 1 to Draft 2—Proposed Modifications & Initiations (Additions)"
2. "List of LUPAG and Facilities Maps and Other Revisions (Modifications & Initiations (Additions))"
3. Bill No. 163, Draft 2 with Land Use Pattern Allocation (LUPAG) Map(s) and Facilities Maps and Others
4. Bill No. 163, Draft 2 (Unofficial Ramseyer Version)

Att.

HAWAI'I COUNTY GENERAL PLAN REVISIONS

BILL NO. 163, DRAFT 2

LIST OF LUPAG & FACILITIES MAPS REVISIONS MODIFICATIONS & INITIATIONS (ADDITIONS)

OVERALL AMENDMENTS

1. **Modify: Retain Intensive & Extensive Agriculture.** *(Delete Important Agricultural Land Designation.)*
2. **Modify: Rural Designation to Rural-Agriculture Designation.** *Rural-Agriculture would be in designated areas recommended by the Planning Director or as otherwise specified below.*
3. **Modify/Initiate: Orchards to Extensive Agriculture,** *except in those areas generally above the 1000-foot elevation of the Kona Coffee belt, which designation would be Intensive Agriculture.*

PUNA DISTRICT

Puna 1 Map (A-2 to A-5)

A-1 Resort to Urban Expansion Area

Location: Papai/Kings Landing Area

Rationale: While a portion of the Papai area has been identified for Resort use for the past 30 years, plans for resort development have not materialized during that period. The proposed change to an Urban Expansion Area would be more appropriate for the area.

Modification: Retain Resort.

A-2 Urban Expansion Area to Industrial

Location: Adjacent to and west of Shipman Industrial Park

Rationale: This area situated adjacent to the existing Shipman Industrial Park is already zoned for industrial uses. This change is to recognize the industrial zoning.

A-3 Orchards to Rural

Location: Keaau Agricultural Lots

Rationale: With the introduction of a new Rural land use designation, subdivisions such as the Keaau Agricultural Subdivision are being placed in the Rural category. Many of these types of subdivisions are used for residential-agricultural purposes and/or are non-conforming subdivisions situated within the current State Land Use Agricultural District.

Modification: Orchards to Rural-Agriculture

A-4 Urban Expansion Area to Important Agricultural Land

Location: Area to the west of Keaau Village and extending beyond Kurtistown

Rationale: The Urban Expansion Area is reduced since there are ample lands in the Keaau and Kurtistown areas for urban uses.

Rationale: The area is placed into Conservation to comply with the State Land Use Commission's condition of retaining a Conservation Easement at that location.

F-18 Resort, Low and Medium Density Urban, Urban Expansion Area, and Open to Resort Node

Location: Mauna Lani Resort

Rationale: The new Resort Node category is used to designate the Mauna Lani Major Resort Area.

F-19 Resort, Medium Density Urban, Urban Expansion Area and Open to Resort Node

Location: Waikoloa Beach Resort

Rationale: The new Resort Node Category issued to designate the Waikoloa Beach Major Resort Area

F-20 Urban Expansion Area to Open

Location: Along the lower portion of Waikoloa Road

Rationale: To provide a greenbelt along the road.

South Kohala 4 Map (F-21 to F-24)

F-21a Initiate: Low Density Urban to Medium Density Urban

Location: Area north of County land in Waikoloa Village

F-21 Low Density Urban to Medium Density Urban

Location: Area north of the Waikoloa Village owned by the County

Rationale: An area is set aside for limited commercial and higher density residential uses within the County's property.

F-22 Medium Density Urban and Open to Industrial

Location: Waikoloa Village

Rationale: Additional industrial lands are proposed at Waikoloa Village for future industrial uses.

F-23 Extensive Agriculture to Rural and Open

Location: Proposed Waikoloa Highlands Estates Subdivision and golf course located mauka of Waikoloa Village

Rationale: The proposed Waikoloa Highlands Estate Subdivision area is designated for residential-agricultural and open uses. The residential-agricultural uses will be consistent with the proposed Rural designation while the proposed golf course would be more appropriately designated Open.

F-24 Intensive and Extensive Agriculture to Industrial

Location: West Hawaii Concrete and surrounding area located mauka of the Mamalahoa Highway and in the land division of Waikoloa (Upper)

Rationale: The West Hawai'i Concrete Quarry and Processing Plant and other related quarry operations are consistent with the Industrial category. Some of these uses were established through the Special Permit process several decades ago.