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COUNTY COUNCIL

*County of Hawai'i
Hawai'i County Building
25 Aupuni Street
Hilo, Hawai'i 96720*

NOTICE OF LIMITED MEETING PERTAINING TO BILL NO. 169, DRAFT 3

October 15, 2024

3:00 p.m.

Notice is hereby given that the Hawai'i County Council will be conducting a limited meeting pursuant to Section 92-3.1, Hawai'i Revised Statutes, to conduct multiple on-site inspections regarding the following bill:

Bill No. 169, Draft 3: AMENDS ORDINANCE NO. 02-131, WHICH AMENDED ORDINANCE NOS. 97-99, 94-34, 93-26, 91-96, 90-62, 88-4, 84-42, AND 84-23, WHICH RECLASSIFIED CERTAIN LANDS FROM UNPLANNED (U) TO MULTIPLE-FAMILY RESIDENTIAL – 5,000 SQUARE FEET (RM-5) AND SINGLE-FAMILY RESIDENTIAL – 15,000 SQUARE FEET (RS-15) AT HŌLUALOA 1 AND 2, NORTH KONA, HAWAI'I, COVERED BY TAX MAP KEYS: 7-6-021:004, 009-013, AND 015-017

(Applicant: Kona Three, LLC) (Area: approx. 175 acres)

The Leeward Planning Commission forwards its unfavorable recommendation for the applicant's request for a 10-year time extension to Condition I (Complete Construction of the First Increment on RM Zoned Lands) and amendment to clarify Condition N (Roadway Standards), which would apply only to Tax Map Key Nos. 7-6-021:016 and 017, consisting of a total land area of 67,162 acres. The subject properties are located along the east (mauka) side of the Queen Ka'ahumanu Highway at its junction with Kuakini Highway, between Pualani Estates subdivision to the north and Kona Vistas to the south.

Purpose: The Hawai'i County Council has determined that an on-site inspection is necessary to make a properly informed decision concerning Bill No. 169, Draft 3. Council Members have indicated they are unfamiliar with the area of the subject parcel and the infrastructure concerns, and presentations to date have provided information that appears to be contradictory. Viewing the entry and exit points to the subject property, the two major flood corridors that run through the subject property, the impact of recent flooding, and the traffic on nearby roadways will assist the County Council to make a properly informed decision regarding Bill No. 169, Draft 3.

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Meeting Location: The location of this limited meeting includes six on-site inspections and the transport to and between each of these six locations, as follows: depart from West Hawai'i Civic Center to stop 1 at the intersection of Lako Street and Hualalai Road; stop 2 at the Northern end of Liholiho Place; stop 3 at the Northern end of Kekuaaoa Place; stop 4 at the culvert where Kuakini Highway and Highway 11 intersect; stop 5 to view the flood plain of the subject parcel from Kuakini Highway; and stop 6 at the South end of Hoomama Street then returning to the West Hawai'i Civic Center.

Restricted Limited Meeting: Due to the County Council's finding that an "on-site inspection is necessary and that public attendance is impracticable", participation and attendance is limited to members of the Hawai'i County Council and necessary staff.

Videotape/Minutes: The County Council will announce how to access the videotape of this Limited Meeting during its regular meeting on October 16, 2024. Written minutes will be posted in accordance with Section 92-9, Hawai'i Revised Statutes.

Area Visit Map

