

COUNTY OF HAWAII STATE OF HAWAII



RESOLUTION NO. 724 08

RESOLUTION AUTHORIZING THE EXEMPTION OF CERTAIN CODE REQUIREMENTS, PURSUANT TO SECTIONS 201H-38 AND 201H-44 OF THE HAWAII REVISED STATUTES FOR THE PROPOSED KALOKO HOUSING PROGRAM IN KAILUA-KONA

WHEREAS, the Office of Housing and Community Development ("OHCD") has made several attempts to develop a comprehensive homeless program in West Hawai'i for over 15 years; and

WHEREAS, the OHCD now wishes to construct a comprehensive program for homeless families on County-owned land in Kailua-Kona, Hawai'i, identified as Tax Map Key 3/7-3-009:055, to provide a decent, safe and sanitary housing program and supportive services to qualified homeless individuals in the County of Hawai'i ("County"); and

WHEREAS, the proposed Kaloko Housing Program ("Program") will function in collaboration with The Friendly Place (a daytime service center) and the West Hawai'i Emergency Housing Program (an overnight housing program for individuals); and

WHEREAS, Sections 201H-38 and 201H-44 of the Hawai'i Revised Statutes ("HRS") allow affordable housing projects, including commercial or industrial properties developed in connection with dwelling units, to be exempt from certain laws and rules contingent upon County Council approval of the project; and

WHEREAS, Section 46-15.1 of the HRS grants to the County the same powers subject to applicable limitations as those granted to the Hawai'i Housing Finance and Development Corporation under Section 201H of the HRS; and

WHEREAS, the Program will promote the goals contained in Sections 201H-38 and 201H-44 of the HRS, and Chapter 2, Article 13, of the Hawai'i County Code ("Code"); and

WHEREAS, the OHCD will instruct the design consultant and the program operator, that design and operation of the facility be recycling friendly and encourage participants to recycle.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI`I, that the conceptual sketch of the Kaloko Housing Program site and the preliminary plans and specifications for the Project attached hereto as "Exhibit A" are hereby approved.

BE IT FURTHER RESOLVED, that the pre-emptions requested for the Project attached hereto as "Exhibit B" are hereby approved.

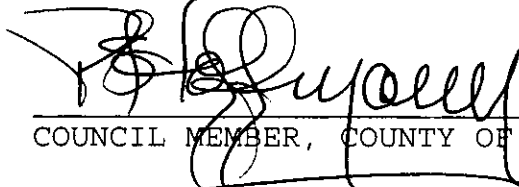
BE IT FURTHER RESOLVED, that pursuant to provisions of Section 201H-38 of the HRS, the Housing Administrator shall be the County official responsible for certifying maps and plans of lands connected with the Kaloko Housing Program as having complied with applicable laws.

BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to the Planning Director of the County of Hawai`i, and the Office of Housing and Community Development.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Dated at Kona, Hawai`i, this 27th day of August, 2008.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAI`I

COUNTY COUNCIL
County of Hawai`i
Hilo, Hawai`i

ROLL CALL VOTE

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai`i on August 27, 2008

ATTEST:

	AYES	NOES	ABS	EX
FORD	X			
HIGA	X			
HOFFMANN	X			
IKEDA	X			
JACOBSON	X			
NAEOLE	X			
PILAGO	X			
YAGONG	X			
YOSHIMOTO	X			
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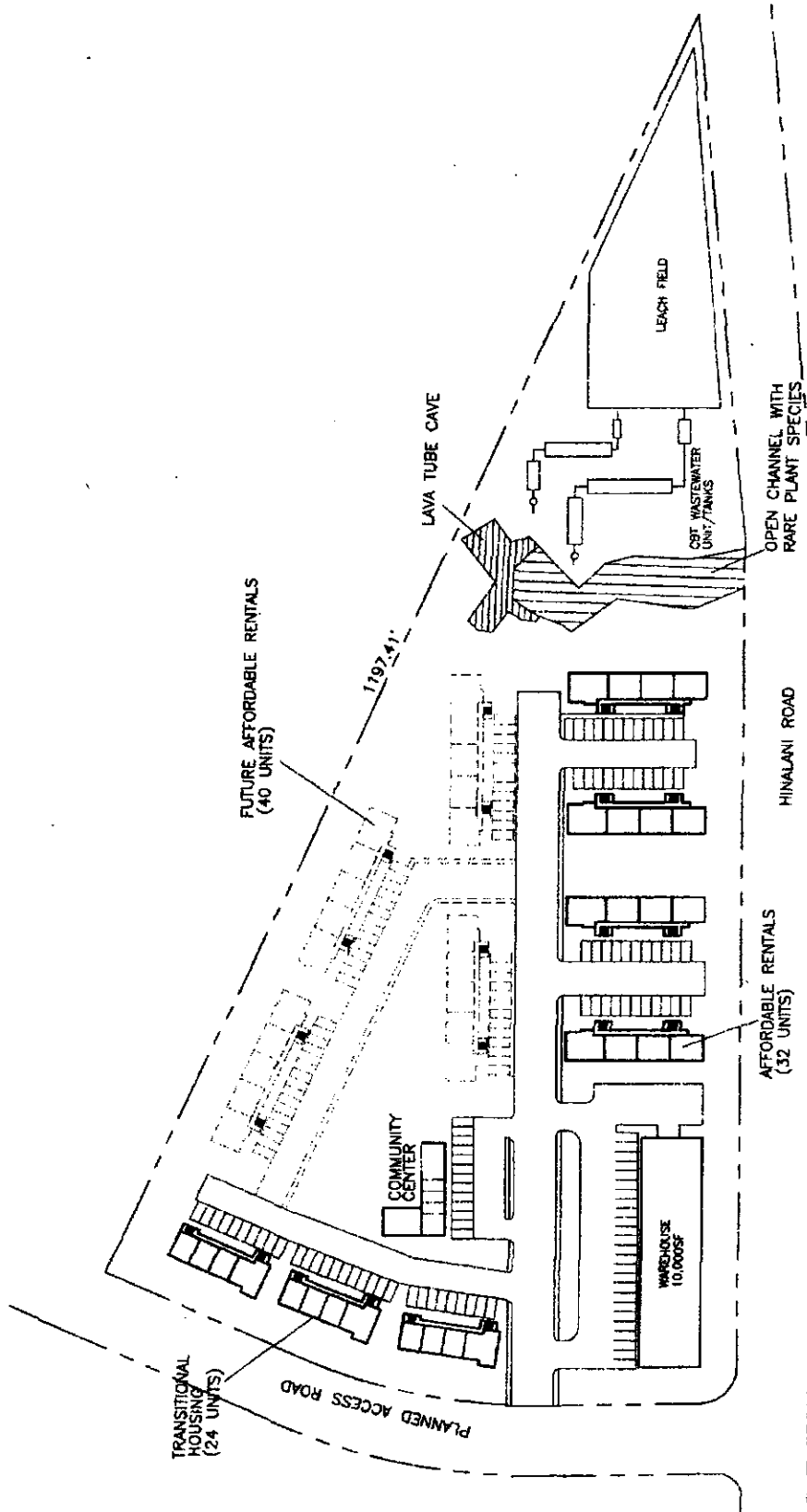

COUNTY CLERK


CHAIRMAN & PRESIDING OFFICER

Reference C-1388/CHA-8/12/08

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Exhibit A Preliminary Design Plan



KALOKO CONCEPTUAL PLAN
4/26/08

Exhibit B

Pre-emption List

Hawai'i County Code:

- Permitted Uses (Section 25-5-72)
- Minimum Yards (Section 25-5-76)
- Required Number Of Parking Spaces (Section 25-4-51)
- Parking For Persons With Disabilities (Section 25-4-55)
- Off Street Loading Requirements (Section 25-4-56)
- Minimum Building Site Area (Section 25-5-74)
- Minimum Building Site Average Width (Section 25-5-75)
- Minimum Distance Between Main Buildings On Same Building Site (Section 25-4-47)
- Lot Size, Shape, And Setback Line (Section 23-32)
- Minimum Lot Sizes (Section 23-33)
- Access To Lot From Street (Section 23-34)
- Lot Side Lines (Section 23-35)