

**Ashley L. Kierkiewicz**  
County Council District IV

*Policy Committee on Planning  
Land Use and Economic  
Development – Chair*



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*Policy Committee on Public Works  
and Mass Transit– Vice Chair*

REC'D HAND DELIVERED

## HAWAI'I COUNTY COUNCIL

Hawai'i County Building  
25 Aupuni Street • Hilo, Hawai'i 96720

TO: Jeff Darrow, Director  
Planning Department

FROM: Ashley L. Kierkiewicz, Council Member

A handwritten signature in black ink, appearing to be "AK", is written next to the name Ashley L. Kierkiewicz.

DATE: February 4, 2025

SUBJECT: Referral of Bill 124; AN ORDINANCE AMENDING SECTION 25-8-26 (PĀHOA ZONE MAP), ARTICLE 8, CHAPTER 25 OF THE HAWAI'I COUNTY CODE 1983 (2016 EDITION, AS AMENDED) BY CHANGING THE DISTRICT CLASSIFICATION FROM VILLAGE COMMERCIAL – 10,000 SQUARE FEET (CV-10) AND SINGLE-FAMILY RESIDENTIAL – 10,000 SQUARE FEET (RS-10) TO DOWNTOWN PĀHOA COMMERCIAL (DPC) AT WAIAKAHI'ULA, PUNA, HAWAI'I, COVERED BY THE AREA AS MORE PARTICULARLY DESCRIBED HEREIN.

Pursuant to Section 25-2-43(b) of the Hawai'i County Code, I am submitting Bill 124, enclosed for your comment and recommendation. I also request that you forward the same to the Windward Planning Commission for their comment and recommendation.

Bill 124 was referred for comment and recommendation to the Planning Director and the Windward Planning Commission by the Hawai'i County Council's Committee on Planning on February 3, 2025.

After your and the Commissions review, please forward your comments and recommendations to Council Chairperson Dr. Holeka Goro Inaba.

Thank you for your attention to this matter.

Enc.  
AK/kj

COUNTY OF HAWAI'I



STATE OF HAWAI'I

BILL NO. 124

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 25-8-26 (PĀHOA ZONE MAP), ARTICLE 8, CHAPTER 25 OF THE HAWAI'I COUNTY CODE 1983 (2016 EDITION, AS AMENDED) BY CHANGING THE DISTRICT CLASSIFICATION FROM VILLAGE COMMERCIAL – 10,000 SQUARE FEET (CV-10) AND SINGLE-FAMILY RESIDENTIAL – 10,000 SQUARE FEET (RS-10) TO DOWNTOWN PĀHOA COMMERCIAL (DPC) AT WAIAKAHI'ULA, PUNA, HAWAI'I, COVERED BY THE AREA AS MORE PARTICULARLY DESCRIBED HEREIN.**

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

**SECTION 1.** Chapter 25, Article 8, Section 25-8-26, of the Hawai'i County Code 1983 (2016 Edition, as amended) is amended by changing the district classification from Village Commercial – 10,000 square feet (CV-10) and Single-Family Residential – 10,000 square feet (RS-10) to Downtown Pāhoa Commercial (DPC) for the land situated at Waiakahi'ula, Puna, Hawai'i, as depicted on the map attached hereto, marked Exhibit "A" and by reference made a part hereof, and more particularly described as follows:

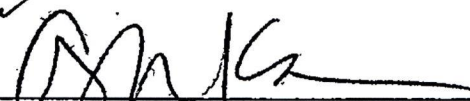
1. All parcels having road frontage on the northern side of Pāhoa Village Road between Post Office Road and Akeakamai Loop that are, as of the effective date of this ordinance, wholly or partially within the Single-Family Residential (RS) zoning district;
2. Any contiguous area covered by two or more adjacent parcels having road frontage on Akeakamai Loop or on the northern side of Pāhoa Village Road, between Post Office Road and its eastern terminus, that are, as of the effective date of this ordinance, wholly or partially within the Village Commercial (CV) zoning district;
3. Any contiguous area covered by two or more adjacent parcels having road frontage on the southern side on Pāhoa Village Road that are, as of the effective date of this ordinance, wholly or partially within the Village Commercial (CV) district, exclusive of any area within the State Land Use agricultural district; and
4. All parcels adjacent to any area hereinabove described that are, as of the effective date of this ordinance, wholly within the Village Commercial (CV) district.

**SECTION 2.** Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

**SECTION 3.** This ordinance shall take effect upon its approval.

INTRODUCED BY: " "

KW for



COUNCIL MEMBER, COUNTY OF HAWAII

\_\_\_\_\_, Hawai'i

Date of Introduction:

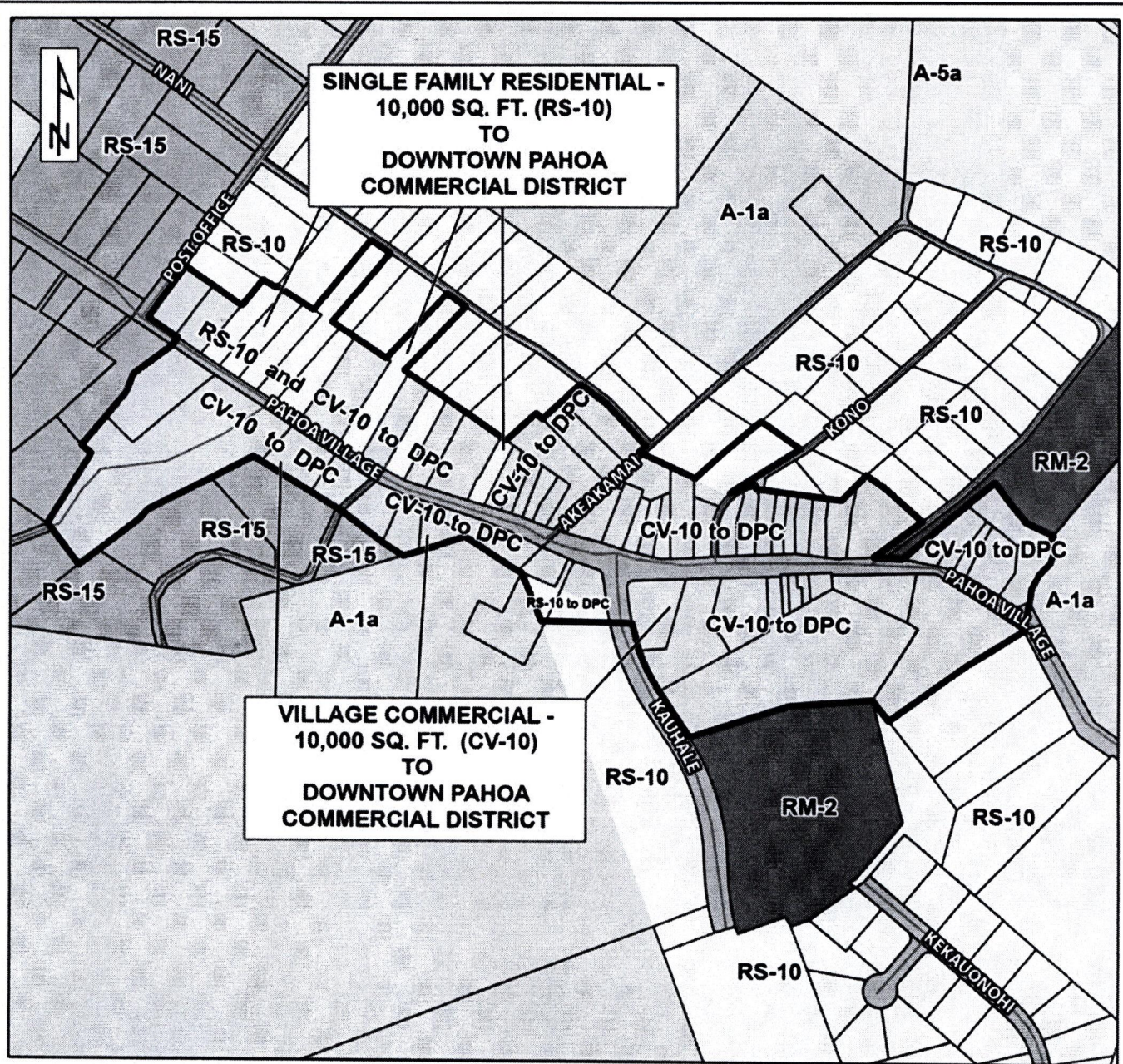
Date of 1st Reading:

Date of 2nd Reading:

Effective Date:

REFERENCE Comm. 708





0 500 1,000 Feet

## **AMENDMENT TO THE ZONING CODE**

AMENDING SECTION 25-8-26 (PĀHOA ZONE MAP) ARTICLE 8, CHAPTER 25 (ZONING)  
OF THE HAWAII COUNTY CODE 1983 (2016 EDITION, AS AMENDED), BY CHANGING THE ZONE MAP  
CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL - 10,000 SQ. FT. (RS-10)  
AND VILLAGE COMMERCIAL - 10,000 SQ. FT. (CV-10)  
AND AGRICULTURAL - 1 ACRE (A-1a)  
TO DOWNTOWN PĀHOA COMMERCIAL DISTRICT (DPC)  
AT PĀHOA, PUNA, HAWAII

MAP PREPARED BY:  
COUNTY OF HAWAII, PLANNING DEPARTMENT

DATE: January 13, 2026