

COUNTY COUNCIL INITIATED

BILL 125

RELATING TO THE PĀHOA VILLAGE DESIGN DISTRICT

AMENDMENT TO CHAPTER 25, ARTICLE 7, SECTION 25-7-40,
SECTION 25-7-41 AND SECTION 25-7-42, OF THE HAWAII COUNTY
CODE 1983 (2016 EDITION, AS AMENDED)
(PL-CCI-2026-000014)

PRESENTED AT THE MAY 6, 2026 WINDWARD PLANNING
COMMISSION HEARING

COUNTY COUNCIL'S REQUEST

- BILL 125 SEEKS TO AMEND CHAPTER 25 TO REVISE AND UPDATE ZONING CODE SECTIONS RELATED TO THE PĀHOA VILLAGE DESIGN (PVD) DISTRICT, AS FOLLOWS:
 - AMEND SECTION 25-7-40 TO CLARIFY THE PURPOSE, APPLICABILITY AND BOUNDARIES OF THE PVD DISTRICT.
 - AMEND SECTION 25-7-41 TO BETTER ESTABLISH AND CLARIFY THE INTENT, ADOPTION AND APPLICABILITY OF THE PVD GUIDELINES.
 - AMEND SECTION 25-7-42 TO CLARIFY THE PURPOSE AND PROCEDURES OF THE PĀHOA DESIGN REVIEW COMMITTEE.

BILL 125 IMPACT ANALYSIS

- AMENDMENTS TO SECTION 25-7-41 WILL CLARIFY REQUIREMENTS REGARDING THE PVD GUIDELINES, INCLUDING THE FOLLOWING:
 - THE GUIDELINES SHALL BE ADOPTED AND SUBJECT TO AMENDMENT BY RESOLUTION.
 - THE DIRECTOR SHALL ADMINISTER, IMPLEMENT AND ENFORCE THE GUIDELINES, AFTER GIVING CONSIDERATION TO THE RECOMMENDATIONS OF THE PĀHOA DESIGN REVIEW COMMITTEE.
 - APPLICABILITY OF THE GUIDELINES IS REVISED TO INCLUDE RENOVATIONS OR ALTERATIONS TO EXISTING BUILDINGS AND STRUCTURES, IN ADDITION TO NEW DEVELOPMENTS, WITHIN THE PVD DISTRICT.

BILL 125 IMPACT ANALYSIS

- WITH A GOAL OF PROVIDING CLARITY AND TRANSPARENCY, AMENDMENTS TO SECTION 25-7-42 DIRECT THE PUNA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE (CDP AC) TO TAKE A MORE ACTIVE ROLE IN THE FORMATION AND PROCEDURES OF THE PĀHOA DESIGN REVIEW COMMITTEE. AS SUCH, THE CDP AC SHALL DO THE FOLLOWING:
 - EVERY TWO YEARS - REVIEW, DISCUSS PUBLICLY AND DECIDE WHO IS SERVING ON THE DESIGN REVIEW COMMITTEE.
 - EVERY TEN YEARS - INVITE ALL CURRENT AND FORMER ORGANIZATIONS AND MEMBERS OF THE DESIGN REVIEW COMMITTEE TO REVIEW THE PVD GUIDELINES AND PVD DISTRICT BOUNDARIES, SUBMIT RECOMMENDATIONS AND FORWARD THEM THROUGH THE DIRECTOR TO THE COUNTY COUNCIL FOR ITS CONSIDERATION.

DIRECTOR'S RECOMMENDATION

PROVIDE A FAVORABLE
RECOMMENDATION OF BILL
125 TO THE COUNTY COUNCIL.

NEXT STEPS

- THE WINDWARD PLANNING COMMISSION (WPC) IS REQUIRED TO TAKE ACTION ON BILL 125 BY TRANSMITTING THEIR RECOMMENDATION TO THE COUNCIL BY JUNE 4, 2026.
- THE WPC SHALL RECOMMEND APPROVAL IN WHOLE OR IN PART, WITH OR WITHOUT MODIFICATIONS, OR REJECTION OF THE PROPOSED BILL, AND THE RECOMMENDATION WILL BE FORWARDED TO THE COUNTY COUNCIL FOR THEIR CONSIDERATION AND DECISION.
- IN THE EVENT THE WPC FAILS TO ACT ON THE PROPOSED BILL BY THIS DATE, SUCH INACTION SHALL BE CONSIDERED AS AN UNFAVORABLE RECOMMENDATION BY THE WPC.