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  - [Hilo](#)
  - [Ka'u](#)
  - [Kailua-Kona](#)
  - [Kohala](#)
  - [Mauna Kea](#)
  - [North Kohala](#)
  - [Puna](#)
  - [South Kona](#)
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## Hawaii Council eyes coffee pest, reef fish ban, and impact fees

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*October 13, 2010 – Kona, Hawaii*

*By Stephanie Salazar*

North Kona's outgoing councilmember Kelly Greenwell may not be returning to his District 7 seat, but that doesn't mean he is going to sit idly by. The councilman is introducing two resolutions coming up soon before the council:

Resolution 397 is asking to look for funding to help combat and control the invasive coffee berry borer which has been found in several Kona coffee farms and threatens the health of the industry. Meanwhile, the familiar resolution 363, asks the state Department of Land and Natural Resources to disallow the collection of reef fish in the waters surrounding Hawaii Island for commercial export.

Both items are on the Human Services and Economic Development committee meeting agenda at its October 19th Kona meeting; starting time 1:30pm

On the same day, Councilman Pete Hoffman is bringing forth an impact fee ordinance.

Bill 304 will be heard by the Planning Committee, and would amend the county code to add a new chapter relating to Impact Fees. The fees would be imposed on new developments and construction to provide

infrastructure for roads, parks, fire/EMS, police, solid waste, and wastewater. The cost will be calculated by land use type, and paid at the time of issuance of a building permit, or, final subdivision approval.

For example, fees for a Single- Family home would be about \$6,387, while a new hotel or motel room would cost \$4,210. Communication 954 introducing Bill 304 states:

AN ORDINANCE AMENDING THE HAWAII COUNTY CODE 1983 2005 EDITION AS AMENDED BY ADDING A NEW CHAPTER RELATING TO IMPACT FEES

This new chapter would impose impact fees on new developments and construction to provide infrastructure for roads, parks, EMS/fire, police, solid waste and wastewater. The following fees would be established calculated by land use type and would be paid at the time of issuance of a building permit or for subdivisions upon final subdivision approval: Single Family per dwelling, \$6,387; Duplex or Multi Family per dwelling, \$4,734; Hotel/Motel per room \$4,210. The following land uses fees are calculated per 1000 square feet of gross floor area: Retail/Commercial, \$4,968; Office, \$3,607; Industrial, \$2,275, Warehouse, \$1,350, Church/Synagogue, \$2,074, School/College \$1,080, Hospital \$5,451 Nursing Home \$1,903, Other Institutional, \$3,607. The proposal sets forth five exemptions from payment of impact fees including provisions for single family units which have already paid fees, alterations of existing single family units, replacement of a destroyed residential structure provided that the new structure has the same use and does not exceed the original amount of dwelling units, replacement of a destroyed nonresidential building provided the new structure does not exceed the original gross floor space, and any development for which a completed application for a building permit was submitted prior to the effective date of the proposed new chapter provided that the provisions of the permit do not change and the permit does not expire. Provisions for contribution to the impact fee fund from affordable housing developments are set forth. The proposed chapter establishes a formula for calculation of the fees and rules for refunds, credits, offsets and recalculations, postordinance credits and offsets, and recalculation due to over and underpayments. Finally the proposal would establish an Impact Fee Fund to be administered by the Director of Finance and rules for the use of the collected fees.

From Councilmember Pete Hoffmann dated September 23, 2010 transmitting the above bill.

There are exceptions under Hoffman's plan, like rebuilding or renovating an existing home, and the bill would establish an Impact Fee Fund to be administered by the Director of Finance.

Also before the Planning Committee is a bill to increase the filing fee for a special permit application from \$250 to \$500 dollars, and another to increase the time period for the planning commission to hold a public hearing on a use permit from 60 to 90 days.

The council's planning committee meeting starts 3pm next Tuesday, October 19th.

The Kona council meeting is held at the Sheraton Keauhou Resort – or you can take part by video conference from the Hilo county council room or at the Waimea Council Office at the Holomua Center, 64 -1067 Mamalahoa Highway, Suite 5 until 4:30 p.m.

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