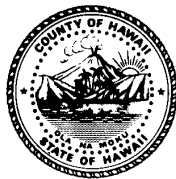


Mitchell D. Roth
Mayor



Dennis Lin, Chair
Louis Daniele III, Vice Chair
Lauren Balog
Wayne De Luz
Chantel Perrin

County of Hawai'i

WINDWARD PLANNING COMMISSION

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

AGENDA

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Windward Planning Commission of the County of Hawai'i at a regular meeting in accordance with the provisions of Chapters 91 and 92, Hawai'i Revised Statutes, Section 6-7.5(a) of the Charter of the County of Hawai'i and Planning Commission Rules of Practice and Procedure.

DATE: Thursday, December 5, 2024

TIME: 1:00 p.m.

LOCATION: Hawai'i County Council Chambers in Hilo
25 Aupuni Street, Hilo, HI 96720

Public Participation: This is an in-person meeting, and the Windward Planning Commissioners will participate in person. The primary way for the public to view or testify at this meeting is in-person; however, as a courtesy to the public, the Commission provides the following additional ways to view or testify remotely at this meeting.

Optional Alternative to Provide Remote Oral Testimony: The public has the option to provide verbal testimony at the meeting by joining Zoom. To provide verbal testimony via Zoom, please use the link below to register by noon on the day prior to the meeting:
<https://www.zoomgov.com/meeting/register/vJltcOqqrj0uEmJlhmkW5-CYrrh8zmYcYgA>

Optional Alternative to View Meeting:
https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view_as=subscriber

Please note, as this is an in-person meeting, the hearing will proceed if the Zoom and/or YouTube connections fail.

Submitting Written Testimony: To ensure timely delivery to Commissioners prior to the meeting, written testimony must be submitted no later than 4:30 p.m. on Monday, December 2, 2024, by: (1) email to WPCtestimony@hawaiiicounty.gov; (2) mail to the Windward Planning Commission at 101 Pauahi Street, Suite 3, Hilo, Hawai'i or (3) drop-off at the Planning Department offices in Hilo at the address above or Kona at 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai'i. All written testimony, regardless of time of receipt, will be made part of the permanent record. Please submit separate testimony for each item.

Meeting Materials/Board Packet: Pursuant to Hawai‘i Revised Statutes Section 92-7.5, the meeting materials provided to the commission is available for public inspection two business days before the meeting date during regular business hours at the Planning Department offices in Hilo and Kona and by clicking ‘Board Packets’ at the following Planning Department website link: www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications. This information can also be requested by sending an email to WPCtestimony@hawaiicounty.gov or by calling (808) 961-8288.

CALL TO ORDER

APPROVAL OF MINUTES

Review and Approval of November 1, 2024 and November 4, 2024 Windward Planning Commission Minutes.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Members of the public may provide public testimony regarding any agenda item now or at the time the agenda item is called to order.

UNFINISHED BUSINESS

1. APPLICANT: TIELI WANG (PL-SMA-2024-000058)

Consideration and Adoption of Proposed Findings of Fact, Conclusions of Law and Decision and Order for denial of a Special Management Area Use Permit to construct three (3), three-story, single-family dwellings and related improvements; one single-family dwelling will be constructed on each parcel. The three (3) parcels total 24,250 square feet and are located within the Special Management Area. The subject properties are located at the end of Machida Lane, approximately 300 feet east of Onekahakaha Road, Keaukaha, South Hilo, Hawai‘i, TMKs: (3) 2-1-014:044, 045 and 046.

2. APPLICANT: NIEL JAYASINGHE (PL-SMA-2024-000060)

Consideration and Adoption of Proposed Findings of Fact, Conclusions of Law and Decision and Order for denial of a Special Management Area Use Permit to construct a four-story, 41,600 square-foot apartment building containing seventeen rental units and related improvements on a 0.445-acre parcel within the Special Management Area. The subject property is located on the north side of Kalaniana‘ole Street, approximately 350 feet southwest from its intersection with Onekahakaha Road, Keaukaha, South Hilo, Hawai‘i, TMK: (3) 2-1-014:002.

3. INITIATOR: PLANNING DIRECTOR (PL-PDI-2024-000008)

The Planning Director has initiated an ordinance to amend Chapter 25 (Zoning), Articles 2, 4, 5, and 7 of the Hawai‘i County Code 1983 (2016 Edition, as amended) relating to telecommunication antennas and towers. The purpose is to remove the requirement for a use permit to establish telecommunication antennas and towers in certain zoning districts, add application requirements, and amend standards for the establishment of telecommunication antennas and towers.

4. **INITIATOR: COUNTY COUNCIL (PL-CCI-2024-000009)**

Bill 194, an ordinance amending Chapter 25 (Zoning), Articles 1, 2, 4, 5, and 7 of the Hawai'i County Code 1983 (2016 Edition, as amended), relating to telecommunication antennas and towers. The purpose of this amendment is to implement a uniform and comprehensive regulatory framework for the development, siting, installation, and maintenance of telecommunication antennas and telecommunication towers.

NEW BUSINESS

5. **APPLICANT: KRISTIN FROST ALBRECHT (PL-REZ-2024-000064/AMEND REZ 2005-000019)**

Application for a 10-year time extension to Condition D (complete construction) of Change of Zone Ordinance No. 06 28, which rezoned an 8-acre portion of a larger 24.495-acre parcel of land from Agricultural-1 acre (A-1a) to Neighborhood Commercial-20,000 square feet (CN-20). The subject property is located on the south side of Ponahawai Street, approximately 1,300 feet east of its intersection with Komohana Street, Ponahawai, South Hilo, Hawai'i, TMK: (3) 2-3-036:018 (por.).

6. **APPLICANT: KERMIT JOHNSON (PL-SMA-2024-000065)**

Application for a Special Management Area Use Permit to construct a two (2) story, 6,402 square foot single family residence, with four (4) bedrooms and three (3) bathrooms and related improvements on a 27,878 square foot shoreline parcel within the Special Management Area. The subject property is located on the makai side of Ala Heiau Road, approximately 100-feet south of its intersection with Makuu Drive, Hawaiian Paradise Park, Block 11 Keaau, Puna District, Hawai'i, TMK: (3) 1-5-031:067.

7. **APPLICANT: BIG ISLAND CANDIES, INC. (PL-REZ-2024-000065/AMEND REZ 2005-000023)**

Application for an 8-year time extension to Condition C (time requirement to commence construction) and amendments to Conditions D, E, and F (roadway infrastructure improvements) of Change of Zone Ordinance No. 16-85, which rezoned approximately 45,450 square feet of land from a Single-Family Residential – 10,000 square feet (RS-10) to a General Commercial-20,000 square feet (CG-20) zoning district to allow an additional production/storage facility and related uses. The subject properties are located along the makai side of Kekūanāʻo'a Street between Laukapu Street and Hinano Street, Waiākea House Lots, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-2-034:066, 078, & 079.

PLANNING DIRECTOR'S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for November 2024.

ELECTION OF OFFICERS

Election of Officers for 2025.

AGENDA ITEMS FOR NEXT MEETING

The Commissioners will comment on matters not on the current agenda, for consideration at the Commission's next meeting.

ANNOUNCEMENTS

The Windward Planning Commission's next regular meeting is scheduled for Thursday, January 2, 2025, at the County Council Chambers in Hilo and the public can also testify via Zoom. The date and venue of the meeting are subject to change.

ADJOURNMENT

Contested Case Procedure: Pursuant to PC Rule 4, Contested Case Procedure, of the County of Hawai'i Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on Agenda Item No. 6 above is required to file a written request which must be received by the office of the Planning Department no later than seven (7) calendar days prior to the Planning Commission's first public meeting on the matter. Such written request shall conform with the PC Rule 4-6(a), relating to Prehearing Procedure on a form as provided by the Planning Department entitled "Petition for Standing in a Contested Case Hearing." The notarized petition form and a filing fee of \$200 shall be submitted online via County of Hawai'i Electronic Processing and Information Center (EPIC) at the following website:

<https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home>

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist {Article 15, Section 2-91.3(b), Hawai'i County Code}. A lobbyist means "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." {Article 15, Section 2-91.3(a)(6), Hawai'i County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk, 25 Aupuni Street, Room 1402, Hilo, Hawai'i 96720.

Anyone who requires an auxiliary aid or service, or other accommodation due to a disability, please contact the Planning Department at (808) 961-8288 or WPCtestimony@hawaiicounty.gov as soon as possible. If a request is received later than five working days prior to the meeting date, we will try to obtain the auxiliary aid/service or other accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

Hawai‘i County is an Equal Opportunity Provider and Employer

WINDWARD PLANNING COMMISSION
DENNIS LIN, Chair

(Hawai‘i Tribune Herald: Friday, November 8, 2024)
(West Hawai‘i Today: Friday, November 8, 2024)