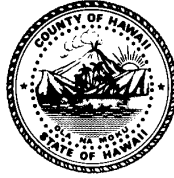


Mitchell D. Roth
Mayor



Barbara DeFranco, Chair
Zaheva Knowles, Vice Chair
Michael Dela Cruz
Clement "CJ" Kanuha III
Mahina Paishon-Duarte
Michael Vitousek

County of Hawai'i

LEEWARD 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 Leeward Planning Commission of the County of Hawai'i 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, March 16, 2023

TIME: 9:30 a.m.

LOCATION: West Hawai'i Civic Center, Council Chambers, Building A
74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai'i

This is an in-person meeting, and the Leeward Planning Commissioners will participate in person. The primary way 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, no later than noon on the day prior to the meeting:

<https://www.zoomgov.com/meeting/register/vJItcuCtrz0iGwhKz0r-I13b4DFATH11Cml>

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.)

The Planning Director's background report (including application) and recommendation report for each agenda item will be available for review at www.planning.hawaiicounty.gov prior to the meeting. This information can also be requested by sending an email to LPCtestimony@hawaiicounty.gov or by calling 961-8288.

CALL TO ORDER

APPROVAL OF MINUTES

Review and Approval of the December 15, 2022 and January 19, 2023 Leeward 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.

NEW BUSINESS – 9:30 a.m.

1. **APPLICANT: FRANK SIRLIN (PL-SMA-2022-000024)**
Application for a Special Management Area (SMA) Use Permit to demolish an existing single-family dwelling and accessory building and construct a two-story, 3,023-square foot, 4-bedroom, 5.5-bath single-family residence and related improvements which include two (2) two-car garages, an in-ground swimming pool, spa, and lanais, on 0.38 acres of land situated within the SMA. The subject property is located at 69-1882 Puakō Beach Drive, on the makai side of the road approximately 1.75 miles southwest along Puakō Beach Drive from the Puakō Boat Ramp, por. of Puakō Beach Lots, Lalamilo, South Kohala District, Hawai‘i, TMK: (3) 6-9-006:025.
2. **APPLICANT: PLANNING DIRECTOR INITIATED (PL-PDI-2022-000004)**
The Planning Director has initiated the repeal of Change of Zone Ordinance No. 95 70 and No. 98 63 and amending Section 25-8-2 (North and South Kona Districts Zone Map), Chapter 25, Article 8, of the Hawai‘i County Code 1983 (2016 edition, as amended), by reverting the current zoning of the subject properties from Agricultural 1-acre (A-1a), Agricultural 3-acres (A-3a), Agricultural 200-acres (A-200a), Agricultural 255-acres (A-255a), and Agricultural 8,000-acres (A-8000a) to their original, Agricultural 20-acres (A-20a) zoning district for 11,185.708 acres of land. The rezone area, consisting of six parcels begins approximately 1.2 miles east (mauka) of Hawai‘i Belt Road in the vicinity of Greenwell Mountain Road and extends approximately 8.6 miles further east (mauka) at Kealakekua, Kiloa, Waipunaula, Kalama, Kumu, and Kalamakowali, North Kona, Hawai‘i, TMKs: (3) 8-2-012:001, 012, 013, 014 (por.), 015 and (3) 8-2-001:101.

UNFINISHED BUSINESS – 11:00 a.m.

3. **APPLICANT: AHU POHAKU HO‘OMALUHIA LLC (FORMERLY ROBERT WATKINS AND JEAN SUNDERLAND) (PL-SMA-2022-000018)**
Application for an amendment to Special Management Area (SMA) Use Permit No. 417 to increase the number of guest rooms from 16 to 36 by constructing 20 additional guest rooms at Hawai‘i Island Retreat, on an approximately 5.0-acre portion of a 14.5-acre parcel of land situated in the Special Management Area. The subject property is located at 54-250 Lokahi Road, approximately 1.2 miles northeast (makai) of Akoni Pule Highway, Hanaula and Honopueo, North Kohala, Hawai‘i, TMK: (3) 5-4-009:014 (por).

4. **APPLICANT: AHU POHAKU HO‘OMALUHIA LLC (FORMERLY ROBERT WATKINS AND JEAN SUNDERLAND) (PL-SPP-2022-000018)**

Application for an amendment to Special Permit No. 1117 to increase the number of guest rooms from 16 to 36 by constructing 20 additional guest rooms at Hawai‘i Island Retreat, on an approximately 5.0-acre portion of a 14.5-acre parcel of land situated in the State Land Use Agricultural District. The subject property is located at 54-250 Lokahi Road, approximately 1.2 miles northeast (makai) of Akoni Pule Highway, Hanaula and Honopueo, North Kohala, Hawai‘i, TMK: (3) 5-4-009:014 (por).

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for the months of January and February 2023.

AGENDA ITEMS FOR NEXT MEETING

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

ANNOUNCEMENTS

The Leeward Planning Commission’s next monthly meeting is scheduled for Thursday, April 20, 2023 at the County Council Chambers in Kona and the public can also testify via Zoom. The date and venue of the meeting are subject to change.

ADJOURNMENT

Submitting Written Testimony: Pursuant to Hawai‘i County Planning Commission Rules of Practice and Procedure (PC), Rule 1, General Rules, a person desiring to submit written testimony shall indicate her/his name; address; and whether the testimony is on her/his behalf or as a representative of an organization or individual. If testimony is being submitted on behalf of an organization, documentation showing membership ratification should accompany the testimony. Public testimony can be submitted by mail or email. Those submitting written testimony by mail should provide one copy for distribution. Public testimony submitted by mail, should be mailed to the Windward Planning Commission at the Planning Department office addresses in Hilo and Kona listed below under Board Packet. It is preferable that mailed testimony should be provided at least one week prior to the hearing date to allow for thorough Commission review. Public testimony that is submitted by email to LPCtestimony@hawaiicounty.gov, should be submitted before 4:30 p.m. two (2) business days prior to the Commission meeting. Public attendees may present written testimony at the meeting without prior submission. Additionally, pursuant to Rule 1, the Chairperson may limit testimony that is irrelevant or unduly repetitious.

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. 1 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.

Board Packet. Pursuant to Hawai‘i Revised Statutes Section 92-7.5, the board packet provided to members of this board for this meeting is available for public inspection forty eight (48) hours before the meeting date during regular business hours at the Hilo office of the Planning Department, Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawai‘i and at the Kona office of the Planning Department, West Hawai‘i Civic Center, 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai‘i.

Anyone who requires an auxiliary aid or service, or other accommodation due to a disability, please contact the Planning Department at 961-8288 or LPCtestimony@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

LEEWARD PLANNING COMMISSION
Barbara DeFranco, Chair

(Hawai‘i Tribune Herald: Friday, February 17, 2022)
(West Hawai‘i Today: Friday, February 17, 2022)