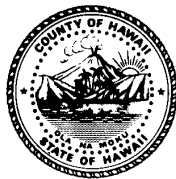


Mitchell D. Roth  
Mayor



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

## 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:** Wednesday, August 9, 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

**Public Participation:** 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/vJltd-GopjwuElPSEHt534HIDQYT7p6jZxg>

**Optional Alternative to View Meeting:**

[https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view\\_as=subscriber](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.)**

### CALL TO ORDER

### APPROVAL OF MINUTES

Review and Approval of the June 15, 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.

### **UNFINISHED BUSINESS**

1. **~~APPLICANT: KAUPULEHU LAND LLC (PL-SLU-2022-000008)~~ **Deferred by Applicant****  
~~Application for a State Land Use Boundary Amendment from Agricultural to Rural for 2.653 acres of land. The subject property is located at 64-983 Māmalahoa Highway, approximately one mile east of its intersection with Kawaihae Road, Pu‘ukapu Homesteads, South Kohala, Hawai‘i, TMK: (3) 6-4-024:027 (por.).~~
2. **~~APPLICANT: KAUPULEHU LAND LLC (PL-REZ-2022-000039)~~ **Deferred by Applicant****  
~~Application for a Change of Zone from an Agricultural 5-acre (A-5a) zoning district to a Neighborhood Commercial 10,000-square foot (CN-10) zoning district for 2.325 acres of land and from an Agricultural 5-acre (A-5a) zoning district to a Residential Agricultural-0.5-acre (RA-0.5) zoning district for 3.024 acres of land. The subject property is located at 64-983 Māmalahoa Highway, approximately one mile east of its intersection with Kawaihae Road, Pu‘ukapu Homesteads, South Kohala, Hawai‘i, TMK: (3) 6-4-024:027.~~

### **NEW BUSINESS**

3. **APPLICANT: JOAN HUNZIKER (PL-SPP-2023-000036)**  
Application for a Special Permit to allow the establishment of a three-bedroom bed and breakfast operation within an existing dwelling on approximately 1.001 acres of land in the State Land Use Agricultural District. The subject property is located at 75-495 Nani Kailua Drive, approximately 0.25 miles east (mauka) of its intersection with Hienaloli Road, Pua‘a 3<sup>rd</sup> – ‘Auhaukea‘ē 1<sup>st</sup>, North Kona, Hawai‘i, TMK: (3) 7-5-012:091.
4. **APPLICANT: HĀMĀKUA HEALTH CENTER INC. DBA HĀMĀKUA-KOHALA HEALTH (PL-SPP-2023-000038)**  
Application for a Special Permit to establish a transitional clinic and workforce housing, including accessory structures and uses on 4.321 acres of land in the State Land Use Agricultural District. The subject property is located at 54-3793 Akoni Pule Highway, at the northwestern corner of its intersection with Maluhia Road, Ohanaula and Honopueo, North Kohala, Hawai‘i, TMK: (3) 5-4-005:011 (por).
5. **APPLICANT: HĀMĀKUA HEALTH CENTER INC. DBA HĀMĀKUA-KOHALA HEALTH (PL-USE-2023-000010)**  
Application for a Use Permit to establish a permanent medical clinic and caretakers’ residence, including accessory structures and uses on 1.322 acres of land in the Single Family Residential-15,000 square foot (RS-15) zoning district. The subject property is located at 54-3793 Akoni Pule Highway, at the northwestern corner of its intersection with Maluhia Road, Ohanaula and Honopueo, North Kohala, Hawai‘i, TMK: (3) 5-4-005:011 (por).

6. **APPLICANT: WDC PROPERTIES, LLC (PL-SPP-2023-000040)**  
Application for a 10-year time extension to Condition No. 4 (life of the permit) of Special Permit No. 538 to extend the life of the permit to June 30, 2035. Special Permit No. 538 was most recently amended in 2015 to allow the continued use of a heliport and related facilities on a 9.8-acre portion of a larger 13.007-acre property until June 30, 2025. The subject property is located at 68-690 Waikoloa Road on the southeast corner of its intersection with Queen Ka'ahumanu Highway, Por. Waikoloa, South Kohala, Hawai'i, TMK: (3) 6-8-001:043 (por.).

## **RECESS**

The Commission will recess this meeting and reconvene on Thursday, August 17, 2023.

## **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, August 17, 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

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<https://www.zoomgov.com/meeting/register/vJIsf-6tqTgsH4aKuAziHOsewWSoLhExr4c>

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

## **CALL TO RECONVENE**

## **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**

7. **APPLICANT: COUNTY OF HAWAI‘I DEPARTMENT OF PARKS AND RECREATION (PL-SMA-2023-000031)**  
Application for a Special Management Area (SMA) Use Permit to allow improvements to the Miloli‘i Beach Park, including the replacement of an existing pavilion and existing comfort station including replacement of a non-potable water storage and booster pump station, ADA improvements to the parking lot and park walkways, resurfacing and fencing of play courts, construction of a new fenced playground facility, designation of a boat turnaround area, and installation of vehicular barriers and related improvements on 1.41 acres of land situated within the Special Management Area. The subject property is located at 89-1151 Miloli‘i Road, approximately 5 miles southwest of its intersection with Hawai‘i Belt Road, Anapuka and Ho‘opūloa, South Kona, Hawai‘i, TMK: (3) 8-9-004:001.
8. **APPLICANT: COUNTY OF HAWAI‘I DEPARTMENT OF PARKS AND RECREATION (PL-SSV-2023-000003)**  
Application for a Shoreline Setback Variance to allow improvements to the Miloli‘i Beach Park, including the replacement of an existing pavilion, ADA improvements to the park walkways and designation of a boat turnaround area situated within the 40-foot shoreline setback area. The subject property is located at 89-1151 Miloli‘i Road, approximately 5 miles southwest of its intersection with Hawai‘i Belt Road, Anapuka and Ho‘opūloa, South Kona, Hawai‘i, TMK: (3) 8-9-004:001.
9. **APPLICANT: KAMEHAMEHA SCHOOLS (PL-SPP-2023-000037)**  
Application for a Special Permit to allow the development and operation of the “Hi‘ialo/Captain Cook Learning Center” including a preschool, community education programs, and related improvements on a 1.25-acre portion of a larger 5.98-acre area of land across 3 parcels situated in the State Land Use Agricultural District. The subject properties are located at 84-5230, 84-5234, and 84-5236 Hawai‘i Belt Road, portion of Hōnaunau, South Kona, Hawai‘i, TMKs: (3) 8-4-004:014, :038, and portion of :040.
10. **APPLICANT: NEW HOPE WAIKOLOA (PL-SPP-2023-000042)**  
Application for a Special Permit to allow the construction of a Church and related uses on a 5.012-acre portion of an approximately 2,153-acre parcel of land situated in the State Land Use Agricultural District. The subject property is located on the north side of Waikoloa Road, approximately 0.35 miles east (mauka) of its intersection with Paniolo Avenue, portion of Waikoloa, South Kohala, Hawai‘i, TMK (3) 6-8-002:017 (por.)
11. **APPLICANTS: LEEANNE AND EVAN LONEY (PL-SPP-2023-000045)**  
Application for a Special Permit to allow the establishment of a three-bedroom bed and breakfast operation within an existing dwelling on approximately 1.041 acres of land situated in the State Land Use Agricultural District. The subject property is located at

75-800B Hiona Street, approximately 1.0 miles southwest (makai) of its intersection with Māmalahoa Highway, Hōlualoa, North Kona, Hawai‘i, TMK: (3) 7-5-024:050.

**12. APPLICANTS: THOMAS AND LISA TICE (PL-SPP-2023-000044)**

Application for a Special Permit to allow the establishment of a two-bedroom bed and breakfast operation within an existing dwelling on approximately 0.2765 acres of land situated in the State Land Use Agricultural District. The subject property is located at 87-3208 Ama Road, approximately 180 feet north of its intersection with Kaohe Road, Kaohe 4th, South Kona, Hawai‘i, TMK: (3) 8-7-015:045.

**PLANNING DIRECTOR’S REPORT**

1. Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for the months of June and July 2023.
2. Report on Act 229, which amended State law relating to the Special Management Area.

**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, September 21, 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**

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](http://www.planning.hawaiicounty.gov) prior to the meeting. This information can also be requested by sending an email to [LPCtestimony@hawaiicounty.gov](mailto:LPCtestimony@hawaiicounty.gov) or by calling 961-8288.

**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 Leeward 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, should be submitted before 4:30 p.m. two (2) business days prior to the Commission meeting to [LPCtestimony@hawaiicounty.gov](mailto:LPCtestimony@hawaiicounty.gov). 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 Nos. 3 through 12 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](mailto: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, July 21, 2023)  
(West Hawai‘i Today: Friday, July 21, 2023)