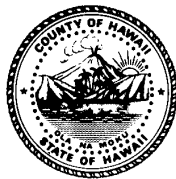


Mitchell D. Roth
Mayor



Dennis Lin, Chair
Louis Daniele III, Vice Chair
Lauren Balog
Wayne De Luz
Matthias Kusch
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 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, June 6, 2024

TIME: 9:00 a.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 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/vJiscOqsrDMjHycOL-WajxHXTm8ZV5iNXMk>

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 June 3, 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 members of this commission for this meeting is available for public inspection forty-eight (48) hours 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 the April 4, 2024, May 2, 2024 continued meeting, and May 6, 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. **APPLICANTS: PATTY SATHER AND STEPHEN ELSE (PL-SMA-2024-000048)**
Application for a Special Management Area Use Permit to construct a two-story single-family dwelling and related improvements on a 31,363-square foot shoreline parcel within the Special Management Area. The subject property is located at 15-1859 Beach Road at its intersection with Ala Heiau Road, Hawaiian Paradise Park Subdivision, Kea‘au, Puna, Hawai‘i, TMK: (3) 1-5-032:049.
2. **APPLICANT: PUNALEI MAKAI LIVING TRUST (PL-SMA-2024-000054/ AMEND PL-SMA-2023-000026)**
Application to amend Special Management Area Use Permit No. PL-SMA-2023-000026 to increase the size of the single-family dwelling, to change the style of roof, and to construct a rock wall and gates on a 9.513-acre shoreline parcel within the Special Management Area. The subject parcel is located at 36-2676 Old Māmalahoa Highway, approximately 1,000 feet south of Stevens Road/Hawai‘i Belt Road intersection on the east (makai) side of the highway, Waipunalei Homesteads and Portion of Kahoahuna Homesteads, North Hilo, Hawai‘i, TMK: (3) 3-6-005:002.
3. **INITIATOR: COUNTY COUNCIL (PL-CCI-2024-000006)**
Bill 127, an ordinance amending Chapter 25 (Zoning), Article 2, Division 4 of the Hawai‘i County Code 1983 (2016 Edition, as Amended), Relating to Conditions in Change of Zone. Establishes a requirement for the Planning Director to specify a time by which performance conditions must be complete in a recommendation for a Change of Zone.

NEW BUSINESS

4. **APPLICANTS: GARVIN AND LAURA GOODE (PL-SPP-2024-000064/AMEND SPP 13-000151)**
Request to amend Special Permit No. 13-000151 to expand the existing 3-bedroom bed and breakfast operation to a 5-bedroom bed and breakfast operation on a 2.323-acre property within the State Land Use Agricultural District. The subject property is located at 27-2365 Hawai‘i Belt Road, 300 feet west (mauka) of its intersection with Kalaoa Camp Road, Portions of Aleamai and Kalaoa, South Hilo, Hawai‘i, TMK: (3) 2-7-008:130.
5. **APPLICANT: BRIAN KROLL (PL-SPP-2024-000063)**
Application for a Special Permit to establish a temporary and permanent church and related improvements on a 1-acre property within the State Land Use Agricultural District. The subject property is located at 15-1740 24th Avenue, approximately 160 feet northwest of its intersection with Paradise Drive, Hawaiian Paradise Park, Kea‘au, Puna, Hawai‘i, TMK: (3) 1-5-040:205.
6. **APPLICANTS: STEPHEN AND SUSAN SHEVLIN (PL-SMA-2024-000052)**
Application for a Special Management Area Use Permit to construct a one-story 2,300 square-foot single-family residence and related improvements on a 1.977-acre shoreline parcel within the Special Management Area. The subject property is located approximately 420-feet south of the intersection of a private access road and Hawai‘i Belt Road on the makai side, Kamae‘e and Wailua Government Tract, North Hilo, Hawai‘i, TMK: (3) 3-1-001:049.
7. **APPLICANTS: MATHEW DIETRICH, STEVEN DIETRICH AND JANE DIETRICH (PL-SPP-2023-000052)**
Application for a Special Permit to allow the establishment of a 3-bedroom bed and breakfast operation within an existing dwelling and to legitimize an existing campground on a 1-acre portion of an approximately 2-acre parcel of land in the State Land Use Agricultural District. The subject property is located at 28-1435 Old Māmalahoa Highway, approximately 1 mile north of its intersection with Hawai‘i Belt Road, Ka‘akepa-Malamalama Iki, South Hilo, Hawai‘i, TMK: (3) 2-8-012:022.
8. **APPLICANTS: RYAN PASTOREK AND PAUL PASTOREK (PL-SMA-2024-000055)**
Application for a Special Management Area Use Permit to consolidate and re-subdivide 2 subject parcels totaling 10.45-acres within the Special Management Area and to construct 1 single-family residence and related improvements on each parcel. The subject properties are located approximately 1.25 miles south of the intersection of Old Government Road and Maku‘u Drive on the makai side, Por. of Maku‘u and Keonepoko Nui, Puna, Hawai‘i, TMK: (3) 1-5-010:026 and :027.
9. **INITIATOR: PLANNING DIRECTOR (THOMAS WINEGAR & SUSAN FURCHGOTT) (PL-PDI-2024-000005)**
The Planning Director has initiated the repeal of Change of Zone Ordinance No. 12-132 and amendment to Section 25-8-33 (City of Hilo 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 property from Multiple-Family Residential-3,000 square feet (RM-3) to its original Single-Family Residential-10,000 square feet (RS-10) zoning district for approximately 0.9793 acres of land. The subject parcel is located at 1623 Kino‘ole Street, approximately 0.2 miles south of its intersection with West Kawili Street, Waiākea, South Hilo, Hawai‘i TMK: 2-2-038:017.

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for February, March, April, and May 2024.

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 Windward Planning Commission’s next regular meeting is scheduled for Thursday, July 1, 2024 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. 1, 2 and 4 through 10 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, May 10, 2024)
(West Hawai'i Today: Friday, May 10, 2024)