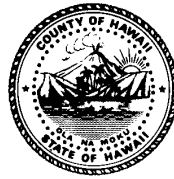


Mitchell D. Roth
Mayor



Barbara DeFranco, Chair
Mahina Paishon-Duarte, Vice Chair
Dean Au
Michael Dela Cruz
Clement "CJ" Kanuha III
Donna Kinuko Noborikawa
Armando Rodriguez

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, October 17, 2024

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 by noon on the day prior to the meeting:
<https://www.zoomgov.com/meeting/register/vJItDOCrqjMjHG89W0uigqSjSxXWdihuw5o>

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, October 14, 2024, by: (1) email to LPCtestimony@hawaiiicounty.gov; (2) mail to the Leeward 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 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 LPCtestimony@hawaiicounty.gov or by calling (808) 961-8288.

CALL TO ORDER

APPROVAL OF MINUTES

Review and Approval of the September 19, 2024, 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.

ADMINISTRATIVE MATTERS: 9:30 a.m.

Coastal Zone Management (CZM) and Special Management Area (SMA) training by the State Office of Planning and Sustainable Development (OPSD) and Planning Department staff.

UNFINISHED BUSINESS: 11:30 a.m.

1. **APPLICANT: KONA HAWAII DEVELOPMENT, LLC (PL-SMA-2023-000038)**
Application for a Special Management Area Use Permit to develop a 100-room hotel and related improvements using a partially completed foundation structure on a 1.76-acre parcel situated in the Special Management Area. The subject parcel is located at 75-5868 Ali‘i Drive, approximately 370 feet southwest of its intersection with Walua Road, Portion of Pua‘a 3rd – Wai‘aha 2nd, North Kona, Hawai‘i, TMK: (3) 7-5-018:011.

**DEFERRED AT
THE REQUEST OF
THE APPLICANT**

NEW BUSINESS: 11:30 a.m.

2. **APPLICANT: VANESSA PEARSON (PL-SMA-2024-000062)**
Application for a Special Management Area Use Permit to construct a two (2) story, 5,200 square foot single-family residence with six bedrooms and six bathrooms, and related improvements on a 13,781 square foot shoreline parcel within the Special Management Area. The subject property is located in Kona Bay Estates on the makai side of Kona Bay Drive, approximately 2,000 feet west of the intersection of Kona Bay Drive and Kaiwi Street, Kailua Airport, North Kona, Hawai‘i, TMK: (3) 7-5-005:040.
3. **APPLICANT: VANESSA PEARSON (PL-USE-2024-000027)**
Application for a Use Permit to operate a 5-bedroom bed and breakfast establishment within a proposed dwelling on a 13,781 square foot parcel in the Single-Family Residential – 15,000 square foot (RS-15) zoning district. The subject property is located

in Kona Bay Estates on the makai side of Kona Bay Drive, approximately 2,000 feet west of the intersection of Kona Bay Drive and Kaiwi Street, Kailua Airport, North Kona, Hawai‘i, TMK: (3) 7-5-005:040.

4. **APPLICANT: HAWI NANI LLC (PL-SLU-2024-000010)**

Application for a State Land Use District Boundary Amendment from Agricultural to Urban for a 14.629-acre portion of a larger 33.655-acre parcel of land. The subject property is located on Hawi Road, approximately 630 feet north (makai) of its intersection with Akoni Pule Highway, Portions of Pāhoa to Kahei, North Kohala, Hawai‘i, TMK: (3) 5-5-008:076 (por.)

**DEFERRED AT
THE REQUEST OF
THE APPLICANT**

PLANNING DIRECTOR’S REPORT

1. Report on Hawai‘i County Council Resolution No. 203-23 adopting the County of Hawai‘i Integrated Climate Action Plan.
2. Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for September 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 Leeward Planning Commission’s next regular meeting is scheduled for Thursday, November 21, 2024, 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

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. 2 and 3 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 LPCtestimony@hawaiiicounty.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, September 20, 2024)
(West Hawai‘i Today: Friday, September 20, 2024)