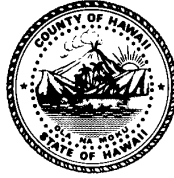


C. Kimo Alameda, Ph.D.
Mayor

William V. Brillhante, Jr.
Managing Director



Louis Daniele III, Chair
Chantel Perrin, Vice Chair
Lauren Balog
Wayne De Luz
Gordon Takaki

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, February 6, 2025

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 prior to the meeting:

<https://www.zoomgov.com/meeting/register/vJIsf-yqrTojEzyk3MjnXLIDgPmyKITHd10>

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 may 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, February 3, 2025, 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, 2025, November 4, 2024, and December 5, 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.

NEW BUSINESS

1. **APPLICANT: WYATT’S PLACE, LLC (FORMERLY DANIEL DE LUZ)
(PL-SPP-2024-000076/AMEND SPP 625)**
Application to amend Special Permit No. 625 to remove the woodworking shop and gallery use and expand the existing certified kitchen and snack shop use to establish a restaurant. Special Permit No. 625 allowed the establishment of a woodcraft workshop, and a subsequent amendment added a certified kitchen and snack shop and related improvements on 1.037 acre of land in the State Land Use Agricultural District. The subject property is located at 17-4003 Ahuahu Place, at its intersection with Volcano Road, Hawaiiki Subdivision, ‘Ōla‘a, Puna, Hawai‘i, TMK: (3) 1-7-021:025.
2. **APPLICANT: TEPY MOUNTAIN, LLC (PL-SPP-2024-000075)**
Application for a Special Permit to allow an annual, multi-day festival event with overnight camping for up to 500 attendees and to legitimize the storage of commercial vehicles on a 14.7-acre portion of a larger 1,419.17-acre property in the State Land Use Agricultural District. The subject property is located at 27-476 Indian Tree Road, approximately 0.7 miles west (mauka) of its intersection with Hawai‘i Belt Road, Alemai to Kawainui, Pāpa‘ikou, South Hilo, Hawai‘i, TMK: (3) 2-7-007:001 (por.).
3. **APPLICANT: JACK VANDERHOFF, JR. AND SAU-YIN YEUNG
(PL-REZ-2024-000072)**
Application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a Neighborhood Commercial-10,000 square feet (CN-10) zoning district for a 19,500-square-foot parcel of land. The subject property is located at 900 Manono Street, approximately 95 feet north of its intersection with Leilani Street, Waiākea House Lots, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-036:113.

4. APPLICANT: TIRTHA LUITEL (PL-SPP-2024-000062)

Application for a Special Permit to allow the development and operation of a commercial parking lot on an approximately 18,000-square foot portion of a larger 98.2850-acre parcel in the State Land Use Agricultural District. The subject property is situated directly makai of ‘Akaka Falls State Park on the south side of ‘Akaka Falls Road, Honomū Homesteads, South Hilo, Hawai‘i, TMK: (3) 2-8-010:014 (por.).

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for December 2024 and January 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 Monday, March 10, 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 Nos. 1, 2, and 4 above are 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@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

WINDWARD PLANNING COMMISSION
LOUIS DANIELE III, Chair

(Hawai'i Tribune Herald: Friday, January 17, 2025)
(West Hawai'i Today: Friday, January 17, 2025)