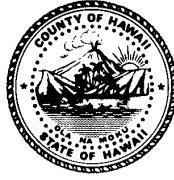


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



Louis Daniele III, Chair
Chantel Perrin, Vice Chair
Lauren Balog
Wayne De Luz
JoNelle Fukushima
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

AMENDED 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, May 1, 2025

TIME: 9:00 a.m.

LOCATION: Hawai'i County Council Chambers in Hilo
25 Aupuni Street, Hilo, Hawai'i 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/tyZvpIwpR1eDb4Uy-JsMHA>

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, April 28, 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 March 10, 2025 regular and special meeting, March 11, 2025 special meeting, and April 3, 2025 regular meeting 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: ATLAS SURREY LLC (PL-SMA-2025-000071)

Application for a Special Management Area Use Permit to construct a two story, 2,560 square-foot single-family residence with five bedrooms, three bathrooms, and related improvements on a 1.998-acre shoreline parcel within the Special Management Area. The subject property is located approximately 1,300 feet north of Hakalau Bay on the makai side of Hawai‘i Belt Road, Kamae & Wailua Government Tract, North Hilo, Hawai‘i, TMK: (3) 3-1-001:011.

2. APPLICANT: CORREA OHANA LLC (PL-REZ-2024-000071)

Application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a General Commercial-10,000 square feet (CG-10) zoning district for 33,180 square feet of land. The subject property is located at 1198 Kino‘ole Street, approximately 200 feet north of its intersection with Kamana Street, Waiākea House Lots 2nd Series, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-022:022.

3. APPLICANT: DOUGLAS AND SHELLEY UYEDA (PL-REZ-2025-000075)

Application for a Change of Zone from a Single-Family Residential-15,000 square feet (RS-15) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for a 21,778-square-foot parcel of land. The subject property is located at 461 Kehaulani Street, approximately 770 feet south of its intersection with West Kawaihine Street, Waiākea Homesteads 1st Series, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-4-011:153.

4. **APPLICANT: ARTS & SCIENCES CENTER (PL-SPP-2024-000080/AMEND SPP 11-000115)**
Application to amend Special Permit No. 2011-000115 in order to expand the existing K-12 campus by constructing an elementary school campus, to increase overall enrollment from 400 to 950 students, and to expand the permit area from 14.251 to 24.285 acres of land situated within the State Land Use Agricultural District. The subject property is situated northeast of the Pāhoa Bypass Road and Post Office Road intersection, Nānāwale Homesteads, Pāhoa, Puna, Hawai‘i, Tax Maps Keys: (3)1-5-006:002, 012, and 026.
5. **INITIATOR: COUNTY COUNCIL (PL-CCI-2025-000010)**
The County Council has referred Bill 29, a bill for an ordinance to amend Chapter 25 (Zoning), Article 3, Section 25-3-3 of the Hawai‘i County Code 1983 (2016 Edition, as amended), relating to the establishment of zoning districts. The Zoning Code currently requires the boundaries of Special Districts to be defined with a metes and bounds description and a map. The purpose of this bill is to grant the Planning Director the authority to designate alternative methods for defining Special District boundaries, when deemed appropriate.

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for April 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 Friday, June 6, 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 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@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
LOUIS DANIELE III, Chair

(Hawai‘i Tribune Herald: Friday, April 11, 2025)
(West Hawai‘i Today: Friday, April 11, 2025)