

C. Kimo Alameda, Ph.D.
Mayor



Cathy Lewis, Chair
Rachel Able, Vice Chair
John Kimura
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Lisa McNamarra

County of Hawai'i BOARD OF APPEALS

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
(808) 961-8288 • Fax (808) 961-8742

AGENDA

NOTICE IS HEREBY GIVEN of hearings to be held by the Board of Appeals of the County of Hawai'i in accordance with the provisions of Chapter 92-7, Hawai'i Revised Statutes, as amended; Section 6-9.2 of the Charter of the County of Hawai'i; and Rule 1-5 of the Board's Rules of Practice and Procedure.

DATE: Friday, July 11, 2025

TIME: 9:30 a.m.

**PLACE: Hawai'i County Council Chambers
25 Aupuni Street, Hilo, HI 96720**

Board of Appeals board members and applicants may attend via Zoom or in person. The public may provide verbal testimony by joining Zoom or via the physical location listed above. See "Submitting Testimony" below for more information.

The public will be able to view and listen to the live meeting at:
<https://www.youtube.com/@cohplanningdepartment/streams>.

A full schedule of active Board of Appeals cases can be viewed on the Planning Department's website. This schedule is updated regularly and will reflect changes made subsequent to the publication of this agenda: <https://records.hawaiicounty.gov/webink/Browse.aspx?dbid=1&startid=103626>. Minutes of the Board of Appeals meeting will be posted on the Planning Department's website.

CALL TO ORDER

STATEMENTS FROM THE PUBLIC ON ITEMS ON THE AGENDA

Pursuant to HRS 92-3 interested persons that want to provide oral testimony may do so either at the time the board takes public statements on the agenda or at the time the specific agenda item is called or as otherwise allowed at the sole discretion of the Chair.

OLD BUSINESS

1. JENNIFER GREGGOR (BOA-19-000228)

PROPOSED ORDER GRANTING PLANNING DIRECTOR MOTION TO DISMISS
Appeal of Decision by Planning Director Dated October 28, 2019, Regarding Denial Issued for Short-Term Vacation Rental Registration (STVR-19-362921) and Nonconforming Use Certificate (NUC-19-1136).

Location: 59-393 Iliahi Place, Kamuela, HI 96743

TMK: (3) 5-9-008:033

2. LAWRENCE FORD, ET AL (PL-BOA-2022-000020)

PROPOSED ORDER GRANTING APPEAL pursuant to Judgment on Appeal in 3CCV-23-0000200 regarding an Appeal of Decision by the Planning Director Dated February 15, 2022, Regarding Complaint of Operating a Short-Term Vacation Rental Without Permits in an Agricultural Project District.

Location: 81-905 Makahiki Lane, Captain Cook, HI 96704

TMK: (3) 8-1-009:044

3. WILLIAM ROBERT GAGE, JR. & REBECCA S. GAGE (PL-BOA-2022-000021)

PROPOSED ORDER GRANTING APPEAL pursuant to Judgment on Appeal in 3CCV-23-0000200 regarding an Appeal of Decision by the Planning Director Dated February 15, 2022, Regarding Complaint of Operating a Short-Term Vacation Rental Without Permits in an Agricultural Project District.

Location: 81-905 Makahiki Lane, Captain Cook, HI 96704

TMK: (3) 8-1-009:044

4. BEVERLY L. FULLER (PL-BOA-2024-000115)

PROPOSED FINDINGS OF FACTS, CONCLUSIONS OF LAW, DECISION AND ORDER Appeal of Decision by the Planning Director Dated November 13, 2024, Regarding Approval of Special Management Area Assessment Application (PL-SAA-2024-000249) to Construct a Single-Family Dwelling and Related Improvements.

Location: 28 Machida Lane, Hilo, HI 96720

TMK: (3) 2-1-014:046

EXECUTIVE SESSION

With reference to the agenda items listed, one or more executive meetings may be anticipated. The Board may convene an executive meeting pursuant to Chapter 92-5(a)(4), Hawai'i Revised Statutes, as amended, for the purpose of consulting with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities. Pursuant to Chapter 92-4, Hawai'i Revised Statutes, as amended, and Rule 1-5(e), Board of Appeals Rules of Practice and Procedure, an affirmative 2/3 vote of the members present is necessary to hold an executive meeting.

MINUTES

Approval of the May 9, 2025, Board of Appeals hearing minutes.

ADMINISTRATIVE MATTERS

Status of appeals filed on Board of Appeals decisions – Corporation Counsel

Status of outstanding petitions – Staff

ANNOUNCEMENTS

ADJOURNMENT

SUBMITTING TESTIMONY

To provide verbal testimony via Zoom, please use the link below to register no later than 4:00 p.m. on Wednesday, July 9, 2025.

<https://www.zoomgov.com/meeting/register/699kDNypTM21HgP3CrHUfw>

Written testimony may be submitted via email at boardofappeals@hawaiicounty.gov, by mail, or in person. Mail or hand-deliver written testimony to Hilo Planning Department at 101 Pauahi Street, Suite 3, Hilo, Hawai'i 96720 up to two (2) business days prior to the hearing by 4:30 p.m.

According to Board of Appeals Rules of Practice and Procedure 1-5 (i) 1-5, any person desiring to testify shall indicate his or her name and residence address and indicate whether he or she is testifying on his or his own behalf, or as a representative of the applicant/appellant, or an organization.

Documents provided to members of this board for this meeting is available for public inspection online at <https://records.hawaiicounty.gov/Weblink/Browse.aspx?dbid=1&startid=109683> or 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.

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, Hawai'i County Building, 25 Aupuni Street, Room 1402, Hilo, Hawai'i 96720.

If you need an auxiliary aid/service or other accommodation due to a disability, contact the Planning Department at (808) 961-8288 as soon as possible, and no later than five (5) working days prior to the meeting date. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice may be made available in alternate/accessible formats.

CATHY LEWIS, CHAIRPERSON
BOARD OF APPEALS

Hawai'i County is an Equal Opportunity Provider and Employer