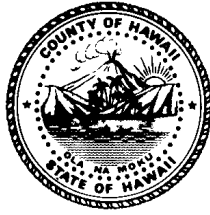


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



Louis Daniele III, Chair
Chantel Perrin, Vice Chair
Lauren Balog
Thomas E. Fratinardo
JoNelle Fukushima
Kanoë Wilson

Ke Komikina Ho'olālā Hikina, Kalana 'o Hawai'i
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, April 2, 2026

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/3Kt0KZGBSd2of0RSJ3X4GQ>

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, March 30, 2026, 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. If you are submitting written testimony at the meeting, provide twelve (12) copies. 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 three 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 the minutes of February 5, 2026 and March 5, 2026 regular meeting.

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: MELISSA MARTINEZ (PL-SPP-2025-000095)

Application for a Special Permit to operate a 1-bedroom bed and breakfast operation within a proposed 2-bedroom single-family dwelling on an approximately 1-acre parcel of land in the State Land Use Agricultural District. The subject property is located at 11-1837 Naia Street, approximately 1050 feet east of its intersection with Ohia Avenue, Hawai'i's Eden Rock Estates, Puna, Hawai'i, TMK: (3) 1-1-078:046.

2. APPLICANT: PUNALEI MAKAI LIVING TRUST (PL-SMA-2026-000088)

Application to Amend Special Management Area Use Permit No. PL-SMA-2023-000026 to increase the size of the first farm dwelling, change the bedroom count from two (2) to four (4), and enlarge the septic system to accommodate the new bedrooms 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 makai side of the highway, Laupāhoehoe, North Hilo, Hawai'i, TMK: (3) 3-6-005:002.

3. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000013)**
Bill 124, an ordinance amending Chapter 25-8-26 (Pāhoa Zone Map), Article 8, Chapter 25, by changing the zoning districts from Village Commercial-10,000 square feet (CV-10) and Single-Family Residential-10,000 square feet (RS-10) to Downtown Pāhoa Commercial (DPC) at Waiakahi‘ula, Pāhoa, Puna, Hawai‘i. The proposed bill will establish the Downtown Pāhoa Commercial District and change the zoning of various properties in Pāhoa Village.
4. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000014)**
Bill 125, an ordinance amending Chapter 25, Article 7, Division 4, of the Hawai‘i County Code, relating to the Pāhoa Village Design District. The proposed amendments will update zoning code requirements pertaining to the Pāhoa Village Design District.
5. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000015)**
Bill 126, an ordinance amending Chapter 25, Articles 1, 3, 5, and 7 of the Hawai‘i County Code, relating to Special Districts. The proposed amendments will establish new zoning code requirements related to permitted uses, building height limit, minimum site area and average width, and minimum yards for the Downtown Pāhoa Commercial District (DPC).

OLD BUSINESS

6. Discussion of Planning Commissioners’ suggestions for future amendments to the Planning Commission Rules of Practice and Procedure.

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for March 2026.

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 Wednesday, May 6, 2026, 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 2 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
LOUIS DANIELE III, Chair

(Hawai'i Tribune Herald: Friday, March 6, 2026)
(West Hawai'i Today: Friday, March 6, 2026)