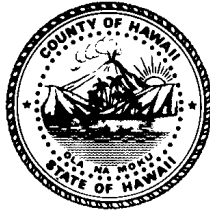


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



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

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, July 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/mQcuiLRaSSCw8aXKCP0SHw>

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, June 29, 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 are 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 May 6, 2026 and June 5, 2026 regular meetings and May 14, 2026 special 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: ZAK AI IKAWA SAITO (PL-REZ-2026-000101)

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 21,792-square-foot parcel of land. The subject property is located at 283 West Puainako Street, between Iwalani Street and Pohakulani Street, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-4-014:016.

2. APPLICANTS: KRUA AND BRETT KLINE (PL-SPP-2025-000112)

Application for a Special Permit to legitimize the establishment of food vendors, agricultural training classes, and sale of fresh produce on 1.06 acres of land in the State Land Use Agricultural District. The subject property is located on the mauka side of 33rd Avenue, approximately 0.53 miles from its intersection with Maku'u Drive, Hawaiian Paradise Park Subdivision, Kea'au, Puna, Hawai'i, TMK: (3) 1-5-017:162.

3. APPLICANT: PUNALEI MAKAI LIVING TRUST (PL-SMA-2026-000093/ AMEND PL-SMA-2023-000026)

Application to amend Special Management Area Use Permit No. PL-SMA-2023-000026 to increase the size of the first-farm dwelling from two to four bedrooms, add a family room and bathroom, and enlarge the septic system to accommodate the additional 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 east (makai) side of the highway, Waipunalei Homesteads and Portion of Kahoahuna Homesteads, North Hilo, Hawai'i, TMK: (3) 3-6-005:002.

4. **APPLICANT: MARIO ROVIRA (PL-SMA-2026-000092)**

Application for a Special Management Area Use Permit to construct a single story, three-bedroom, two-bathroom single-family dwelling and accessory improvements on a 23,087-square foot shoreline parcel within the Special Management Area. The subject property is located on Paradise Ala Kai Road, approximately 500-feet northeast of the intersection of Paradise Ala Kai Drive and Kilika Street, Hawaiian Paradise Park Subdivision, Kea'au, Puna, Hawai'i, TMK: (3) 1-5-059:052.

OLD BUSINESS

5. **APPLICANT: TEPPEY MOUNTAIN LLC (PL-SPP-2024-000075)**

Consideration and adoption of the Commission's Findings of Fact, Conclusions of Law, Decision and Order to approve 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, Alema'i to Kawainui, Pāpa'ikou, South Hilo, Hawai'i, TMK: (3) 2-7-007:001 (por.).

6. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000016)**

Bill 147, an ordinance amending Chapter 2 (Administration), Article 7 and Chapter 25 (Zoning), Article 1, Article 2, Article 4, Article 5 and Article 7 of the Hawai'i County Code (2016 Edition, as amended), relating to transient accommodations; repealing Sections 25-4-7 and 25-4-16 through 25-4-16.3, repealing existing provisions relating to bed and breakfast establishments and short-term vacation rentals; and establishing a new regulatory framework for transient vacation rentals, including bed and breakfast uses, with provisions relating to permitted uses, permitting, enforcement, and operational standards.

NEW BUSINESS

7. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000017)**

Bill 154, an ordinance amending Chapter 25 (Zoning), Articles 1, 5, and 7 of the Hawai'i County Code 1983 (2016 Edition, as amended), relating to commercial parking lots and garages by revising the definition of commercial parking lots and garages, removing such uses from permitted uses within the zoning code, and establishing nonconforming use provisions for existing commercial parking lots and garages.

PLANNING DIRECTOR'S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for June 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 Thursday, August 6, 2026, at the Office of Aging Training Room 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, 3, and 4 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, June 5, 2026)

(West Hawai'i Today: Friday, June 5, 2026)