

**KAILUA VILLAGE DESIGN COMMISSION
COUNTY OF HAWAII**

MINUTES

Meeting Date: January 13, 2026

Time: 1:00 p.m.

Location: Live-stream online meeting, with the Planning Department Conference Room, West Hawai'i Civic Center, Building E, 2nd Floor, 74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai'i, as the in-person meeting site

CALL TO ORDER

Commissioners present via Zoom: Palani Greenwell, Ken Hoyle, Alayna Kilkuskie, Tsing Young and Coleman Ka'ōpua

Absent and excused:

Office of the Corporation Counsel: Jean Campbell, Esq. (Counsel to the Commission) available for consultation

Planning Department: Deanne Bugado (Planner), Marie Hong (Planner) and Derek Harbaugh (Planner)

Applicants/Representatives: Easton Watumull (Agenda Items 1), Spencer Vincent and Keaka Nelson (Agenda Item 2)

Public members: None

A quorum was present. Chairman Kilkuskie called the meeting to order at 1:16 p.m.

Chairman Kilkuskie introduced the Commissioners. She explained the Commission's duties and meeting procedure and reminded the Commissioners to keep their cameras on. Commissioner Greenwell disclosed that his draftsperson Winter Anderson was nearby (but not participating in the meeting).

APPROVAL OF MINUTES

Minutes of the Meeting of August 19, 2025 were circulated to the Commission prior to the meeting and Chairman Kilkuskie asked if there were any corrections to the minutes. No corrections were offered, and the minutes were approved as circulated.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Chairman Kilkuskie confirmed with staff that there were no statements from the public.

NEW BUSINESS

1. **PL-KVD-2025-000063:** The applicant, Easton Watumull, Manager, WPC Niumalu LLC, is requesting design review for the removal of a previously approved "Gathering Place", landscape feature, located in the northeast area of the parking lot at Niumalu Center at 75-971 Henry Street into addition of ten (10) new parking spaces with revised landscaping for a proposed new tenant. No exterior changes to the building proposed.

Applicant: Easton Watumull, for WPC Niumalu LLC

Landowner: WPC Niumalu LLC

TMK: (3) 7-5-004:007

Location: 75-971 Henry Street, Kailua-Kona, HI 96740

Mr. Derek Harbaugh gave a PowerPoint presentation on the proposed project, explaining the proposed project, historic actions/determination on the area and the existing situation of the development of the facility. Concerns of the Commissions are as follows:

- Landscaping changes do not follow the Kailua Village Design District Master Plan, Section 4.5.6.
- The mature trees located within the existing gathering place are not being relocated – the KVD Master Plan states that there needs to be a plan for relocating.
- The gathering place provided a rest and congregation area utilized by both the public and staff of the facility – it was noted that moving the area to the adjacent parcel may cause more harm, causing staff and the public to have to move significantly farther, negating the point of the area – the area should be redistributed within the facility rather than eliminated altogether.

The applicant, Mr. Easton Watumull, shared that the request has come in based on discussions with potential tenants. Concerns were raised by these potential tenants that there was no direct parking fronting the store's front doors. The owners/operation also reviewed the gathering place and its draw to the general public, the findings that were shared highlighted that there was minimal public use and the homeless were using the area, potentially creating a security risk. The applicant is open to working with the Commission to address the concerns.

It was moved by Commissioner Palani Greenwell and seconded by Commissioner Tsing Young this application is deferred to allow the applicant to revise the plans to address concerns raised regarding relocation of the gathering space, relocation of displaced trees, and the revision to the parking layout.

A roll call vote was taken, and the motion passed with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Hoyle, and Young).

2. **PL-KVD-2025-000064:** The applicants, Jaymie Kapolou and Spencer Vincent of Provision Solar Inc., are requesting design review for the addition of a pole-mounted photovoltaic (PV) system to be constructed as a carport canopy over three parking spaces in the lot of an existing two-story commercial office building. The site was originally approved with 10 parking spaces and landscaping. A plan approval application will be required for the proposed installation of the PV carport canopy structure and associated modifications to the parking lot. No exterior changes to the building or existing landscaping are proposed

Applicant: Spencer Vincent, of ProVision Solar Inc

Landowner: Arthurs, David/Ruth Family Trst

TMK: (3) 7-5-018:014

Location: 75-5870 Walua Rd., Kailua-Kona, HI 96740

Mr. Harbaugh gave a PowerPoint presentation on the proposed project. Briefly describing the PV carport canopy and its impact on the property. It is being proposed in compliance with the KVD Master Plan.

On behalf of the applicant, Mr. Nelson, did not have any additional information but stated that he was available to answer any questions.

It was moved by Commissioner Ken Hoyle and seconded by Commissioner Coleman Ka'ōpua for a recommendation to approve as submitted.

A roll call vote was taken, and the motion passed with four ayes (Greenwell, Ka'ōpua, Kilkuskie, and Hoyle) and one abstain (Young).

ANNOUNCEMENTS

There were no applications turned in for the January 27th meeting so the next meeting is tentatively scheduled for February 10, 2026.

ADJOURNMENT

There being no further business, Chairman Kilkuskie adjourned the meeting at 2:06 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Chairman Kilkuskie,
Kailua Village Design Commission