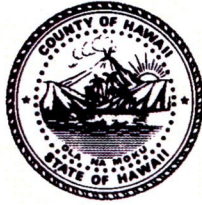


C. Kimo Alameda, Ph.D.
Mayor

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

2026 AUG 27 AM 10:32
COUNTY CLERK
COUNTY OF HAWAII

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, September 3, 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/f-Lrv25nSzqrHB7Sb_Gtmw

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, August 31, 2026, by: (1) email to WPCtestimony@hawaiicounty.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 August 6, 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: JP AUTOMOTIVE LLC**

(PL-REZ-2026-000103/AMEND REZ 09-000097)

Application to amend Change of Zone Ordinance No. 21-45 for a seven (7)-year time extension to Condition D (Complete Construction). Ordinance No. 21-45 rezoned approximately 22,300 square feet of land from a Single-Family Residential-10,000 square feet (RS-10) to Industrial-Commercial Mixed-20,000 square feet (MCX-20) zoning district. The property is located at 513 Kalanikoa Street, approximately 100 feet north of the intersection of Kalanikoa Street and Hualani Street, Waiākea Houselots 1st Series, Hilo, South Hilo, Hawai'i, TMK: 2-2-035:034.

2. **APPLICANTS: MARK SIDMORE AND CALEB RHODES**

(PL-SPP-2026-000140)

Application for a Special Permit to establish a three-bedroom bed and breakfast within an existing four-bedroom single-family dwelling. The request also includes approximately 2,400 square feet of the adjoining property, which will provide the required off-street guest parking. The total permit area encompasses

approximately 11,400 square feet in the State Land Use Agricultural District. The subject properties are located at 12-7208 and 12-7210 Kalapana-Kapoho Beach Road at its northeast intersection with La'au Loke Street, Kehena Beach Estates Subdivision, Puna, Hawai'i, TMKs: (3) 1-2-031:006 and :007 (por.).

3. **APPLICANT: HILO BENIOFF MEDICAL CENTER (PL-USE-2026-000046)**
Application for a Use Permit to construct and operate an approximately 40,000-square foot medical clinic and accessory uses on an approximately 20-acre portion of a 108.8-acre parcel. The subject property is located on the west side of Volcano Highway (State Route 11), near its intersection with Kea'au-Pāhoa Road and the Kea'au-Pāhoa Bypass, Kea'au, Puna, Hawai'i, TMK (3) 1-6-003:127 (por.).
4. **APPLICANT: HILO BENIOFF MEDICAL CENTER (PL-SPP-2026-000136)**
Application for a Special Permit to construct and use an access driveway on approximately 2.6-acre portion of a 1,247-acre parcel for use by the Hilo Benioff Medical Center on adjacent parcel 127 within the State Land Use Agricultural District. The subject property is located along Volcano Highway (State Route 11), north of Herbert Shipman Park, Kea'au, Puna, Hawai'i, TMK (3) 1-6-003:007 (por.).
5. **APPLICANT: ROBERT GARRETT/TALON 1 PROPERTIES (PL-REZ-2026-000104/AMEND REZ 727)**
Request to amend Change of Zone Ordinance No. 92-122 for a five (5)-year time extension to Condition C (Final Plan Approval) and Condition D (Complete Construction). Ordinance No. 92-122 rezoned a 2.571-acre parcel of land from Resort-Hotel-750 square feet (V-.75) to Limited Industrial-20,000 square feet (ML-20). The subject property is located at 525 Pi'ilani Street on the north side of Pi'ilani Street, approximately 335 feet east of its intersection with Manono Street, Hilo, South Hilo, Hawai'i, TMK: (3) 2-2-033:011.
6. **APPLICANT: ROBERT GARRETT/TALON 1 PROPERTIES (PL-SMA-2025-000085)**
Application for a Special Management Area Use Permit to construct and operate a three (3)-story, approximately 98,500 square foot self-storage warehouse with associated parking, loading areas, and related development on a 2.571-acre parcel within the Special Management Area. The subject property is located at 525 Pi'ilani Street on the north side of Pi'ilani Street, approximately 335 feet east of its intersection with Manono Street, Hilo, South Hilo, Hawai'i, TMK: (3) 2-2-033:011.
7. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000018)**
Bill 170, an ordinance amending Chapter 25 (Zoning), Article 1, of the Hawai'i County Code (2016 Edition, as amended), relating to zoning for data processing facilities and data centers. The purpose of Bill No. 170 is to amend the definition of data processing facilities and add a new definition of data centers.

PLANNING DIRECTOR'S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for August 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, October 1, 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. 2, 3, 4, and 6 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, August 7, 2026)
(West Hawai'i Today: Friday, August 7, 2026)