

Mitchell D. Roth
Mayor



Dennis Lin, Chair
Michelle Galimba, Vice Chair
Gilbert Aguinaldo
Lauren Balog
Louis Daniele III
Wayne De Luz

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 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 7, 2022

TIME: 9:00 a.m.

LOCATION: County of Hawai'i Aupuni Center Conference Room
101 Pauahi Street, Hilo, HI 96720

Windward Planning Commissioners and applicants will participate in person; however, the public may provide verbal testimony at the meeting by joining Zoom or at the physical location listed above. To provide verbal testimony via Zoom, please use the link below to register prior to the meeting:

https://www.zoomgov.com/meeting/register/vJltd-ivrzloEgiB5zS-njsu_4Q4zqnMjko

The public may provide written testimony via email at WPCtestimony@hawaiicounty.gov or submit by mail or in person at the Hilo Planning office at 101 Pauahi Street, Suite 3, Hilo, Hawai'i 96720 or at the Kona Planning office at West Hawai'i Civic Center, 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai'i up to two business days prior to the hearing by 4:30 p.m.

The public will be able to view and listen to the meeting at:

https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view_as=subscriber

The Planning Director's background report (including application) and recommendation report for each agenda item will be available for review at www.planning.hawaiicounty.gov prior to the meeting. This information can also be requested by sending an email to Melissa Dacayanan-Salvador at Melissa.Dacayanan@hawaiicounty.gov.

CALL TO ORDER

APPROVAL OF MINUTES

Review and Approval of the June 2, 2022 Windward Planning Commission Minutes.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

NEW BUSINESS

1. **APPLICANT: RJL, LLC (PL-REZ-2022-000020)**
Application for a Change of Zone from an Agricultural 3-acre (A-3a) to a Single-Family Residential-15,000 square feet (RS-15) zoning district for approximately 13.838 acres of land. The property is located at the southwest corner of the Haihai Street – Ainaola Drive intersection, Waiākea Homesteads 2nd Series, South Hilo, Hawai‘i, TMK: (3) 2-4-039:025.
2. **APPLICANT: HILO SENIOR INVESTMENTS, LLC (FORMERLY ISLAND HERITAGE VENTURES, LLC) (PL-REZ-2022-000021)**
Application for an amendment to Condition C (Time to Secure Final Subdivision Approval) of Change of Zone Ordinance No. 17-24, which rezoned approximately 7.402 acres of land from Single-Family Residential-10,000 Square Feet (RS-10) to Neighborhood Commercial-7,500 Square Feet (CN-7.5). The subject property is located on the southeast side of the intersection of Kanoelehua Avenue (Highway 11) and East Kahaopea Street, Waiākea Homestead House Lots, South Hilo, Hawai‘i, TMK: (3) 2-2-044:031, 032, 035 and 037.
3. **INITIATOR: PLANNING DIRECTOR (ROBERT AND CAROL OSHIRO) (REZ 16-000208/PL-PDI-2022-000003)**
The Planning Director has initiated the repeal of Change of Zone Ordinance No. 17 7 and amendment to Section 25-8-33 (City of Hilo Zone Map), Article 8, Chapter 25 (Zoning Code), of the Hawai‘i County Code 1983 (2016 edition, as amended), by reverting the current zoning of the subject property from Commercial-10,000 square foot (CN-10) to its original Single-Family Residential-10,000 square foot (RS-10) zoning district for approximately one acre of land. The subject property is located on the east (makai) side of Kīlauea Avenue, approximately 180 feet north of its intersection with East Kahaopea Street, Waiākea Homestead Houselots, Waiākea, South Hilo, Hawai‘i TMK: (3) 2-2-040:004.

UNFINISHED BUSINESS

4. **APPLICANT: YAMADA & SONS, INC. (PL-SPP-2022-000012)**
Application for Special Permit to allow the establishment of a quarry operation and related improvements and activities on a 37.882-acre portion of a larger 2,407-acre parcel of land in the State Land Use Agricultural District. The project site is located to the south of the Hilo Sanitary Landfill and adjacent to the east of existing quarries on the subject, State-owned property within the District of Waiakea, South Hilo, Hawai‘i, TMK: (3) 2-1-013:002 (por).

PLANNING DIRECTOR'S REPORT

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

AGENDA ITEMS FOR NEXT MEETING

ANNOUNCEMENTS

The Windward Planning Commission's next monthly meeting is scheduled for Thursday, August 4, 2022 at the Council Chambers in Hilo and the public can also testify via Zoom.

ADJOURNMENT

Submitting Testimony: The public may provide written testimony via email at WPCtestimony@hawaiicounty.gov or submit by mail or in person at the Hilo Planning office at 101 Pauahi Street, Suite 3, Hilo, Hawai'i 96720 or at the Kona Planning office at West Hawai'i Civic Center, 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai'i up to two business days prior to the hearing by 4:30 p.m. Pursuant to Hawai'i County Planning Commission Rules of Practice and Procedure (PC), Rule 1, General Rules, a person desiring to submit written testimony shall indicate her/his name; address; and whether the testimony is on her/his behalf or as a representative of an organization or individual. If testimony is being submitted on behalf of an organization, documentation showing membership ratification should accompany the testimony. Public testimony can be submitted by mail or email. Those submitting written testimony by mail should provide one copy for distribution. Mailed testimony should be provided at least one week prior to the hearing date to allow for mailing and thorough Commission review. Additionally, pursuant to Rule 1, the Chairperson may limit testimony that is irrelevant or unduly repetitious.

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.

Board Packet. Pursuant to Hawai'i Revised Statutes Section 92-7.5, the board packet provided to members of this board for this meeting is available for public inspection 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.

Anyone who requires an auxiliary aid or service, other reasonable modification, or language interpretation to access this meeting, please contact the Planning Department at 961 8288 as soon as possible, but no later than five working days prior to the meeting date, to arrange for

accommodations. “Other reasonable modification” refers to communication methods or devices for people with disabilities who are mentally and/or physically challenged.

Hawai‘i County is an Equal Opportunity Provider and Employer

WINDWARD PLANNING COMMISSION
DENNIS LIN, Chair

(Hawai‘i Tribune Herald: Friday, June 17, 2022)

(West Hawai‘i Today: Friday, June 17, 2022)