



2019 DEC 16 AM 8:18  
COUNTY CLERK  
COUNTY OF HAWAII

## 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 the Planning Commission's Rules of Practice and Procedure.

**DATE:** Wednesday, January 8, 2020  
**TIME:** 9:00 a.m.  
**PLACE:** County of Hawai'i Aupuni Center Conference Room  
101 Pauahi Street, Hilo, HI 96720

**STATEMENTS FROM THE PUBLIC** – Note that statements from the public regarding any particular item on this agenda will be taken at the time the particular item is called to order.

### NEW BUSINESS – 9:00 a.m.

- 1. APPLICANT: CELLCO PARTNERSHIP DBA VERIZON WIRELESS (AMEND USE 15-000056)**  
Application for an amendment to Use Permit No. 15-000056, which allowed the construction of a 150-foot tall steel monopole telecommunication facility and related improvements within a 1,600-square foot portion of a 2-acre property (TMK 1-5-017:118) situated in the County's Agricultural- 1-acre (A-1a) zoning district. The applicant is requesting: 1) to change access to the telecommunication facility so that access is from 31<sup>st</sup> Avenue over TMK 1-5-017:084, and 2) a 5-year time extension to Condition No. 2 to complete construction of the facility. The subject property is situated between 31<sup>st</sup> Avenue and 32<sup>nd</sup> Avenue, about 2,160 feet southeast of the Paradise Drive intersection, Hawaiian Paradise Park, Puna, Hawai'i, TMKs (3) 1-5-017:84 and 1-5-017:118.
- 2. APPLICANT: RTA KILAUEA LODGE LLC (REZ 19-000239)**  
Application for a Change of Zone from a Single-Family Residential- 20,000 square feet (RS-20) to a Village Commercial- 10,000 square feet (CV-10) zoning district for approximately 1.176 acres of land. The subject property is located on the north side of Old Volcano Road, approximately 500 feet west of its intersection with Wright Road, Olaa Summer Lots, Block "B", Puna, Hawai'i, TMK: (3) 1-9-004:004.

3. **APPLICANT: BRUCE AND LAURA GILMORE (SPP 19-000211)**

Application for a Special Permit to establish a religious retreat center with overnight accommodations and the construction of a caretaker's residence with associated improvements on an approximately 1.1-acre portion of a 5-acre property situated in the State Land Use Agricultural District. The subject property is located at 19-4251 Haunani Road, about 1,800 feet northwest of the intersection with Maile Avenue, Volcano, Puna, Hawai'i, TMK: (3) 1-9-011:Por. 030.

MINUTES

Approval of the Minutes of the December 4, 2019 Windward Planning Commission meeting.

ADMINISTRATIVE MATTERS

1. Election of Officers for 2020.
2. Discussion of recent Special Management Area (SMA) determinations, minor permits and enforcement action issued by the Planning Director.

ANNOUNCEMENTS

ADJOURNMENT

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the above matters.

Submitting Testimony: According to Rule 1 (General Rules) of the Planning Commission, a person desiring to submit oral or 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 at the meeting or by mail should provide fifteen (15) copies for distribution. Public testimony submitted by mail, should be mailed to the Windward Planning Commission at the Planning Department office addresses in Hilo and Kona listed below. Mailed testimony should be provided at least one week prior to the hearing date to allow for mailing and thorough Commission review. Public testimony that is submitted by email to [planning@hawaiicounty.gov](mailto:planning@hawaiicounty.gov), should be submitted before 4:30 p.m. two days prior to the Commission meeting. Testimony that is irrelevant or unduly repetitious may be limited by the Chairperson pursuant to Rule 1.

Contested Case Procedure: Pursuant to 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 Items No. 1 and 3 above is required to file a written request which must be received in 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 be in conformity with Rule 4, in a form as provided by the Planning Department entitled "Petition for Standing in a Contested Case Hearing." The written petition/request shall be filed with the Planning Commission at Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawai'i 96720, and accompanied by a filing fee of \$200 payable to the Director of Finance. Any party may retain counsel if that person so desires. Rule 4 may be inspected or purchased (\$2.50) at the above-cited location. Rule 4 may also be viewed at the

County of Hawai'i Planning Department website under Resources and References  
(<http://www.hiplanningdept.com>)

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.

Copies of the applications are on file and open to inspection during office hours at 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, 2<sup>nd</sup> 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 Sarah Hata-Finley (961-8157) or Jeffrey Darrow (961-8158) of the Planning Department as soon as possible, but no later than five 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  
JOSEPH CLARKSON, Chairman

(Hawai'i Tribune Herald: Thursday, December 19, 2019)  
(West Hawai'i Today: Thursday, December 19, 2019)