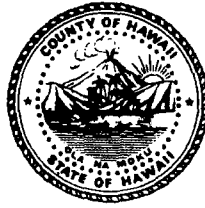


Harry Kim
Mayor



Keith F. Unger, Chair
Nancy Carr Smith, Vice Chair
Perry Kealoha
Max Newberg
Michael Vitousek
Faith "Faye" Yates

2019 DEC 23 AM 8:29

COUNTY CLERK
COUNTY OF HAWAII

County of Hawai'i

LEEWARD 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 Leeward 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 Commission's Rules of Practice and Procedure.

DATE: Thursday, January 16, 2020

TIME: 9:30 a.m.

PLACE: West Hawai'i Civic Center, Community Center, Building G,
74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai'i

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 – 9:30 a.m.

- 1. APPLICANT: JEAN K. CAMPBELL TRUST AND JEFFREY S. CLAPP TRUST (REZ 19-000236)**
Application for a Change of Zone from an Agricultural- 20 acres (A-20a) to Agricultural-5 acres (A-5a) zoning district for 21.296 acres of land. The subject property is located at 73-1915 Kaloko Drive, about 700 feet north of the most mauka intersection of Hao Street and Kaloko Drive, Kaloko Mauka Subdivision, North Kona, Hawai'i, TMK: (3) 7-3-025:002.
- 2. APPLICANT: KOHALA SHORELINE, LLC (REZ 19-000237)**
Application for a Change of Zone from a Single-Family Residential- 15,000 square feet (RS-15) to Residential and Agricultural- 5 acres (RA-5a) zoning district for 37.88 acres of land. The subject property is located on the makai (west) side of Akoni Pule Highway directly across from the entrance to Kohala Ranch at Kahuā 1st, North Kohala, Hawai'i, TMK: (3) 5-9-001:008.
- 3. APPLICANT: KOHALA SHORELINE, LLC (SMA 19-000073)**
Application for a Special Management Area Use Permit to develop a six-lot subdivision on 37.88 acres of land within the Special Management Area. The subject property is

located on the makai (west) side of Akoni Pule Highway directly across from the entrance to Kohala Ranch at Kahuā 1st, North Kohala, Hawai‘i, TMK: (3) 5-9-001:008.

4. **APPLICANT: KOHALA SHORELINE, LLC (FORMERLY GENTRY-PACIFIC, LTD.) (SMA 379)**

Request to revoke Special Management Area Use Permit No. 379, which was granted in 1997 to develop a 50-lot single-family residential subdivision and related improvements on 37.88 acres of land. The subject property is located on the makai (west) side of Akoni Pule Highway directly across from the entrance to Kohala Ranch at Kahuā 1st, North Kohala, Hawai‘i, TMK: (3) 5-9-001:008.

NEW BUSINESS – 10:00 a.m.

5. **APPLICANT: BNP PARIBAS VPG BROOKLINE CRE, LLC (REZ 19-000238)**

Application for a Change of Zone from a Single-Family Residential- 7,500 square feet (RS-7.5) and Multiple-Family Residential- 3,500 square feet (RM-3.5) to Residential and Agriculture- 3 acres (RA-3a) and Single-Family Residential- 20,000 square feet (RS-20) zoning district for 29.949 acres of land. The subject property is located east and west of the La‘aloa Avenue extension between La‘ela‘e Street and Kuakini Highway, Pāhoehoe 2nd, North Kona, Hawai‘i, TMKs (3) 7-7-008:120 and 124.

MINUTES

Approval of the Minutes of the August 15, 2019 Leeward 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 hearing is to afford all interested persons a reasonable opportunity to be heard on the above matter.

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 Item Nos. 3 and 4 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>)

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 Leeward 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, 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.

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, 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

LEEWARD PLANNING COMMISSION
Keith F. Unger, Chair

(Hawai'i Tribune Herald: Friday, December 27, 2019)
(West Hawai'i Today: Friday, December 27, 2019)
(Star Advertiser: Friday, December 27, 2019)
(The Maui News: Friday, December 27, 2019)
(The Garden Island: Friday, December 27, 2019)