

NOTICE OF PUBLIC MEETING AND HEARINGS

PLANNING COMMISSION

COUNTY OF HAWAI'I

NOTICE IS HEREBY GIVEN of matters to be considered by the Planning Commission of the County of Hawai'i in accordance with the provisions of Chapters 91 and 92, Hawai'i Revised Statutes, Section 6-4.3 of the Charter of the County of Hawai'i, and the Planning Commission's Rules of Practice and Procedure.

DATE: Friday, January 16, 2004

TIME: 9:00 a.m.

PLACE: County Building, Councilroom - Room 201
25 Aupuni Street, Hilo, Hawaii

UNFINISHED BUSINESS – 9:00 a.m.

1. **APPLICANT: PLANT-MASON FAMILY TRUST**

(SLU 03-009/REZ 03-021)

Continued hearing on the following applications:

- a. State Land Use boundary amendment for 2.862 acres of land from the Agricultural to the Urban District.
- b. Change of zone for 14.771 acres from a Single Family Residential – 15,000 square foot (RS-15) and an Agricultural 20-acre (A-20a) district to a Residential and Agricultural 2-acre (RA-2a) district.

The property is located adjacent to and west (mauka) of Haaheo Elementary School, Wainaku, South Hilo, Hawaii, TMK: 2-6-32:6.

2. **APPLICANT: CONTINENTAL PACIFIC, LLC (SLU 03-006/REZ 03-014/SMA 03-009)**

Continued hearing on the following applications:

- a. Application for a State Land Use Boundary Amendment for 4.182 acres of land from the Agricultural to the Urban District.
- b. Application for a Change of Zone for 13.478 acres of land from Limited Industrial – 20,000 square feet (ML-20), General Industrial – 5 acres (MG-5a), Village Commercial – 10,000 square feet (CV-10) and Agricultural 20-acre (A- 20a) to Single Family Residential – 20,000 square feet (RS-20) and ML-20 districts.
- c. Application for a Special Management Area (SMA) Use Permit to allow the development of an 11-lot subdivision, including portion of a roadway lot, and related improvements.

The area involved includes the former Hilo Coast Processing Mill complex and surrounding former sugar cane lands at Pepekeo, South Hilo, Hawaii, TMK: 2-8-07: portions of 1 and 53.

NEW BUSINESS – 9:00 a.m.

3. **APPLICANT: CONTINENTAL PACIFIC, LLC (SMA 03-016)**

Application for a Special Management Area (SMA) Use Permit to allow the development of an 11-lot subdivision, ranging in sizes from 2.0 acres to 5.6 acres, and related improvements. The area involved is located approximately 1,900 feet south of the Hilo Coast Processing Co.'s Power Plant and about 150 feet east (mauka) of the shoreline, Pepekeo, South Hilo, Hawaii, TMK: 2-8-07: por. 1.

NEW BUSINESS – 10:00 a.m.

4. **APPLICANT: SPECTRASITE COMMUNICATIONS, INC. (SPP 03-018)**

Application for a Special Permit to allow the retention of an existing 200-foot telecommunications tower and antennae, communication equipment building, four satellite dishes, generator and fuel tanks, chain link security fence, driveway access, and related improvements on a 11,413 square foot area situated within the State Land Use Agricultural District. The property is located approximately 2.5 miles north of Highway 11 (Volcano Highway), and at the corner of the Kulani Road – South Road intersection, Olaa Reservation Lots, Keaau, Puna, Hawaii, TMK: 1-7-17: portion of 153.

5. **APPLICANT: AINALOA DEVELOPMENT CORPORATION (SPP NO. 827/UP NO. 106)**

- a. Request for a 5-year time extension to Condition 2 (secure plan approval) of Special Permit No. 827, which allowed an expanded golf clubhouse, recreational facilities, and related improvements on 7+ acres of land situated within the State Land Use Agricultural District.
- b. Request for a 5-year time extension to Condition 3 (secure plan approval), deletion of Condition 6 (intersection improvements), amend Condition 7 (roadway improvement), and Condition 9 (community benefit program) of Use Permit No. 106, which allowed the development of an 18-hole golf course and related improvements on 200 acres of land zoned Agricultural (A-1a).

The property is located along Ainaloa Boulevard at the extreme northwestern (mauka) end of Ainaloa Subdivision, approximately 3.7 miles from Highway 130,

Keaau, Puna, TMK: 1-6-04:21 and 57.

NEW BUSINESS – 11:00 a.m.

6. APPLICANT: WESTERN UNITED LIFE ASSURANCE COMPANY (REZ 03-023)

Application for a Change of Zone for 171.504 acres from the Agricultural 1-acre (A-1a), Neighborhood Commercial – 40,000 square foot (CN-40), Single Family Residential – 7,500 square foot and 10,000 square foot (RS-7.5 and RS-10) and Open (O) district to a Project District. The property is located on the west (mauka) side of the Komohana Street - Ponahawai Street intersection and makai of the Mohouli Street Extension, Ponahawai, South Hilo, Hawaii, TMK: 2-3-44:19, 2-3-49:53 and 2-3-37:1.

7. APPLICANT: WESTERN UNITED LIFE ASSURANCE COMPANY (UP NO. 85)

Request to nullify Use Permit No. 85 (permit previously issued to KTA Consulting Group), which allowed the development of an 18-hole golf course on lands zoned Agricultural (A-1a) and Open (O). The property is located on the west (mauka) side of the Komohana Street-Ponahawai Street intersection, Ponahawai, South Hilo, Hawaii, TMK: 2-3-44:9 and 19.

MINUTES

November 21, 2003; December 4-5, 2003

ADMINISTRATIVE MATTERS

Status of appeals filed on Planning Commission decisions - Corporation Counsel
Other Commission matters

ANNOUNCEMENTS

ADJOURNMENT

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the above requests. According to Rule 1 (General Rules) of the Planning Commission, a person desiring to submit oral or written testimony shall indicate her/his name; residence 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. Written testimony shall be submitted with an original and nine copies prior to testifying. The Commission would appreciate timely submittal to the Planning Department at least one week prior to the hearing date to allow for mailing and thorough Commission review. Testimony that is irrelevant or unduly repetitious may be limited by the Chairperson pursuant to Rule 1.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on file and open to inspection during office hours at the Planning Department, Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawai'i 96720 and at the Planning Department Kona Office, 75-5706 Kuakini Highway, Suite 109, Kailua-Kona, Hawai'i 96740.

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 item nos. 3, 4, 5a and 5b of the above agenda 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 in Rule 4 Appendix A “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 \$100 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.

Any disabled person requiring special assistance or person requiring auxiliary aid and/or services to participate in the hearing should contact the Planning Department at 961-8288 five (5) working days prior to the hearing so that appropriate arrangements can be made.

PLANNING COMMISSION

Fred Galdones, Chairperson

Earl K. Fujikawa, 1st Vice Chairperson

Hannah K. Springer, 2nd Vice Chairperson

(Hawaii Tribune Herald: December 24, 2003)

(West Hawaii Today: December 24, 2003)