

NOTICE OF PUBLIC MEETING AND HEARINGS

PLANNING COMMISSION COUNTY OF HAWAII

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

DATE: Thursday, May 22, 2008

TIME: 9:00 a.m.

PLACE: King Kamehameha's Kona Beach Hotel
75-5660 Palani Road, Kailua-Kona, Hawaii

NEW BUSINESS – 9:00 a.m

1. **APPLICANT: REUBEN LELAH (SPP 08-000052)**
Special Permit to allow the establishment of a psychological counseling clinic and related improvements on approximately 2 acres of land situated within the State Land Use Agricultural District. The property is located along the west side of Huehue Street, approximately 1,600 feet north of the Kaloko Drive – Huehue Street intersection, Kaloko Mauka Subdivision, Kaloko, North Kona, Hawaii, TMK: 7-3-48: portion of 4.

2. **APPLICANT: KONA HEIGHTS, LLC
(SLU 07-000018/REZ 07-000075/SMA 07-000024)**
 - a. State Land Use boundary amendment for 11.054 acres of land from an Agricultural to an Urban District.
 - b. Change of Zone for 11.054 acres of land from an Agricultural 5-acre (A-5a) to a Single-Family Residential 7,500-square foot (RS-7.5) district.
 - c. Special Management Area Use Permit to allow the development of a 65-lot single-family residential subdivision and related improvements.
The property is located at the south end of Naniloa Street and adjacent to the White Sands Beach Estates and Keauhou View Estates Subdivisions, Kapalaalaea, North Kona, Hawaii, TMK: 7-7-8:121.

UNFINISHED BUSINESS – 10:00 a.m.

3. **PUNA COMMUNITY DEVELOPMENT PLAN**
Review of the draft Puna Community Development Plan submitted by the Puna Community Development Plan Steering Committee and its Consultant, PlanPacific, Inc.

UNFINISHED BUSINESS – 10:00 a.m.

4. **APPLICANT: KOHALA LLC (SMA 379)**

Reconsideration on the Planning Commission’s action on an amendment to Condition 4 (time to secure final subdivision approval) of Special Management Area Use Permit No. 379, which allowed the development of a 50-lot single-family residential subdivision. The property involved is located along the southwest (makai) side of Akoni Pule Highway and the Kohala Ranch Subdivision, Kahua 1st, North Kohala, Hawaii, TMK: 5-9-1:8.

5. **INITIATOR: PLANNING DIRECTOR (SMA USE PERMIT NO. 379)**

Reconsideration on the Planning Commission’s action on the revocation of Special Management Area (SMA) Use Permit No. 379, which allowed the development of a 50-lot single-family residential subdivision. The property involved, owned by Kohala LLC, is located along the southwest (makai) side of Akoni Pule Highway and the Kohala Ranch Subdivision, Kahua 1st, North Kohala, Hawaii, TMK: 5-9-1:8.

6. **APPLICANT: H.O.V.E. ROAD MAINTENANCE CORPORATION (SPP 740)**

Amendment to Special Permit No. 740 by increasing the area for the road maintenance facility and baseyard from 4 acres to approximately 10 acres, and adding an office building, storage building and related uses. The property is located on the northwest side of Aloha Boulevard between Lotus Blossom Lane and Lehua Lane in Hawaiian Ocean View Estates, Kahuku, Kau, Hawaii, TMK: 9-2-20:41-46 and 69.

MINUTES

April 18, 2008

ADMINISTRATIVE MATTERS

ANNOUNCEMENTS

ADJOURNMENT

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

Pursuant to Rule 4, Contested Case Procedure, of the County of Hawaii Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on item nos. 1 and 2c 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 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, Hawaii 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. Rule 4 may also be viewed at the County of Hawaii website (<http://www.co.hawaii.hi.us>).

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; 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.

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawaii County Clerk within five days of becoming a lobbyist {Article 15, Section 2-91.3(b), Hawaii 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), Hawaii County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk, 333 Kilauea Avenue, 2nd Floor, Hilo, Hawaii 96720.

The applications and plans are on file and open to inspection during office hours at the Planning Department, Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawaii and at the Kona office of the Planning Department, 75-5706 Kuakini Highway, Suite 109, Kailua-Kona, Hawaii.

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.

Hawai'i County is an Equal Opportunity Provider and Employer.

PLANNING COMMISSION
Rodney Watanabe, Chair
Rene Siracusa, 1st Vice Chair
Alvin Rho, 2nd Vice Chair

(Hawaii Tribune Herald: May 2, 2008)
(West Hawaii Today: May 2, 2008)