

NOTICE OF SPECIAL 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: Friday, July 16, 2004

TIME: 9:00 a.m.

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

UNFINISHED BUSINESS – 9:00 a.m.

1. **APPLICANT: SHAWN NAKAKURA AND SAM LEE (USE 04-002)**

Adoption of Proposed Findings of Fact, Conclusions of Law and Decision of Order for a Use Permit to allow the operation of a cremation business within portion of a warehouse building situated within the Limited Industrial 1-acre (ML-1a) district. The property is located along the north side of Hukiloa Drive within the Kohanaiki Business Park Subdivision which is situated along the east side of Queen Kaahumanu Highway (Highway 19), Auhauekeae 2nd, North Kona, Hawaii, TMK: 7-5-9:25.

NEW BUSINESS – 9:00 a.m.

2. **APPLICANT: LAMOCALM, LLC dba KONA SEAFOOD (SPP NO. 903)**

Amendment to Special Permit No. 903, which allowed the establishment of a wholesale and retail seafood outlet on approximately 14,000 square feet of land situated within the State Land Use Agricultural District. The request is to allow the sale of beer and wine within the existing establishment. The property is the site of the existing Kona Seafood facility situated on the mauka side of Mamalahoa Highway, Keei 2nd, South Kona, Hawaii, TMK: 8-3-13: portion of 10.

3. **APPLICANT: GREATER PACIFIC, LP (SMA NO. 243)**

Time extension to Condition No. 3 (construction deadline for Phase I) of Special Management Area Use Permit No. 243 which allowed the development of a 405-unit condominium project and related improvements. The area involved in the time extension is situated adjacent to and southwest (makai) of the existing Mauna Loa Village complex at Keauhou 2nd, North Kona, Hawaii, TMK: 7-8-10: 69 and portions of 95 and 96.

4. **APPLICANT: CROWN CASTLE INTERNATIONAL (SPP NO. 1170)**

Amendment to Special Permit No. 1170 which allowed an existing monopole telecommunication tower, co-location antennas, and related equipment buildings and accessory structures on approximately 550 square foot of land within the State Land Use Agricultural District. The amendment request is to increase the land area from 550 square feet to 700 square feet for the purpose of constructing an emergency generator and other related improvements. The property is located approximately 2 miles east (mauka) of Mamalahoa Highway, Kaupulehu, North Kona, Hawaii, TMK: 7-2-2: portion 9.

5. **APPLICANT: CROWN CASTLE INTERNATIONAL (SPP 04-008)**

Special Permit to allow the retention of an existing 75-foot wooden monopole tower with accompanying equipment and structures, including a new generator on approximately 1,050 square feet of land situated within the State Land Use Agricultural District. The property is located along the southwest side of Uikeoni Street, approximately 0.5 mile from the Highway 19 – Uikeoni Street junction, Puukapu Acres Subdivision, Puukapu, South Kohala, Hawaii, TMK: 6-4-29: portion of 1.

NEW BUSINESS – 10:00 a.m.

6. **APPLICANT: CINDY GRIFFEY (SPP 04-007)**

Special Permit to allow the establishment of a 5-bedroom Bed and Breakfast Operation within the main dwelling and a bunk house situated on 5.6 acres of land within the State Land Use Agricultural District. The property is located along the makai side of Mamalahoa Highway (Highway 11), approximately 1,600 feet from the Mamalahoa Highway – Government Road (road leading to Hookena Village), Kalahiki, South Kona, Hawaii, TMK: 8-6-11:10.

7. **APPLICANT: WEST HAWAII BUSINESS PARK, LLC (REZ 04-003)**

Change of Zone for approximately 196.634 acres from an Open (O) to an Industrial-Commercial Mixed 20,000 square foot (MCX-20) district and for approximately 85.733 acres from an Open (O) to a General Industrial 1-acre (MG-1a) district. The property is located along the east (mauka) side of Queen Kaahumanu Highway (Highway 19), adjacent to and south of the Kaloko Industrial Subdivision, Honokohau 1st and 2nd, North Kona, Hawaii, TMK: 7-4-8:portion of 13 and 30.

MINUTES

June 18, 2004

ADMINISTRATIVE MATTERS

Status of appeals filed on Planning Commission decisions – Corporation Counsel

Other Commission matters

ANNOUNCEMENT

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. The Chairperson pursuant to Rule 1 may limit testimony that is irrelevant or unduly repetitious.

Maps showing the general location 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 Hawaii Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on item nos. 2, 3, 4, 5 and 6 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, 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. Rule 4 may also be viewed at the County of Hawaii website (<http://www.co.hawaii.hi.us>).

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

Hawai'i County is an equal opportunity provider and employer.

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(Hawaii Tribune Herald: June 25, 2004)

(West Hawaii Today: June 25, 2004)