

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, September 3, 2004

TIME: 9:00 a.m.

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

NEW BUSINESS – 9:00 a.m.

1. **APPLICANT: THAD E. BOND (REZ 04-010)**

Change of Zone from an Agricultural 20-acre (A-20a) to an Agricultural 10-acre (A-10a) district for approximately 20.992 acres of land. The property is located along the southeast side of Kaloko Drive, approximately 500 feet west (makai) of the Kaloko Drive – Huehue Street intersection, Kaloko Mauka Subdivision, Kaloko, North Kona, Hawaii, TMK: 7-3-27:21.

2. **APPLICANT: PHIL KNIERIM (REZ 04-011)**

Change of Zone from an Agricultural 20-acre (A-20a) to a Family Agricultural 3-acre (A-3a) district for approximately 20.477 acres of land. The property is located along the north side of Kaloko Drive at the northern corner of Kaloko Drive and Mahi Street, Kaloko Mauka Subdivision, Kaloko, North Kona, Hawaii,

TMK: 7-3-25: 7.

3. **APPLICANT: LILLIAN MAHI (SLU 04-007/REZ 04-012)**

- a. State Land Use Boundary Amendment from the Agricultural to the Urban District for approximately 1.9628 acres of land.
- b. Change of Zone from an Agricultural 5-acre (A-5a) to a Single Family Residential 20,000 square foot (RS-20) district for approximately 1.9628 acres of land.

The property is located on the southwest corner of the Mahilani Drive – Mamalahoa Highway (Highway 190) intersection, Kalaoa 1st and 2nd, North Kona, Hawaii, TMK: 7-3-11:68.

4. **APPLICANT: MITSUGI KOMO (REZ-013)**

Change of Zone from an Agricultural 5-acre (A-5a) to a Family Agricultural 3-acre (FA-3a) district for approximately 6.069 acres of land. The property is located on the makai side of the Mamalahoa Highway, approximately two miles south of the junction of Mamalahoa Highway and Palani Road, Honuaula, North Kona, Hawaii, TMK: 7-5-24:25.

5. **APPLICANT: ALYSSA ACKERMAN (REZ 04-017)**

Change of Zone from an Agricultural 20-acre (A-20a) to a Family Agricultural 1-acre (FA-1a) district for approximately 3.936 acres of land. The property is located on the northeast side of Kokoiki Road, approximately 1,200 feet northwest of the Kokoiki Road – Akoni Pule Highway (Highway 270) intersection, Kokoiki, North Kohala, Hawaii, TMK: 5-5-4:33.

6. **APPLICANT: WILLIAM HALL (SMA 04-007)**

Special Management Area (SMA) Use Permit to allow the construction of a three-story, 12-unit apartment building and related improvements. The property is located between Walua Road and Kuakini Highway, approximately 930 feet northwest of the Walua Road – Lunapule Road junction, Waiaha, North Kona, Hawaii, TMK: 7-5-18:92 and 93.

NEW BUSINESS – 10:00 a.m.

7. **APPLICANT: KONA OASIS, INC. (ORDINANCE NO. 91 71 – REZ 628)**

Amendment to Condition B (time in which to file a Special Management Area Use Permit) of Change of Zone Ordinance No. 91 71, which reclassified 2.23 acres of land from the Multiple Family Residential 1,000 square foot (RM-1) to the Resort-Hotel 1,000 square foot (V-1) district. The property is located between Alii Drive and Kuakini Highway and adjacent to the Kona Billfisher and Kona Mansions condominium complexes and mauka of the Royal Kona Resort Hotel, Kailua-Kona, Puaa 2nd, North Kona, Hawaii, TMK: 7-5-9:40.

8. **APPLICANT: KONA OASIS, INC. (SMA 04-006)**

Special Management Area (SMA) Use Permit to allow the development of a 93-unit condominium project with commercial office/retail space and related improvements. The 2.23-acre property is located between Alii Drive and Kuakini Highway and adjacent to the Kona Billfisher and Kona Mansions condominium complexes and mauka of the Royal Kona Resort Hotel, Kailua-Kona, Puaa 2nd, North Kona, Hawaii, TMK: 7-5-9:40.

UNFINISHED BUSINESS – 10:30 a.m.

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

Continued hearing on the request for a 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.

10. **APPLICANT: U OF N BENCORP (REZ 03-027)**

Continued hearing on the application for a Change of Zone for approximately 35.3 acres of land (amended from previous request involving 61.949 acres) from:

- a. Agricultural 1-acre (A-1a) to Multiple Family Residential 4,000 square feet (RM-4): 32.489 acres.
- c. Single Family Residential 7,500 square feet (RS-7.5) to RM-4: 2.847 acres.

The property is located between Kuakini Highway and the Hualalai Road – Queen Kaahumanu Highway junction, adjacent to and south of the University of the Nations-Kona campus and north of the Kona Hillcrest Subdivision, Waiaha, North Kona, Hawaii, TMK: 7-5-10: portion of 85 and 7-5-17: portion of 6.

UNFINISHED BUSINESS – 1:30 p.m.

11. **APPLICANT: FLORA BEAMER SOLOMON (SMA NO. 288)**

Contested case hearing on a request to amend Special Management Area Use Permit No. 288, by allowing the construction of a 5-bedroom single family dwelling (previously requested 3 single family dwellings) to be used for a bed and

breakfast operation. The initial permit allowed the construction of a 3-unit apartment building. The property is located along the south side of Keokea Park Park Road, approximately 1,500 feet from the Keokea Park Road – Akoni Pule Highway intersection, Niulii, North Kohala, Hawaii, TMK: 5-2-12:14.

MINUTES

June 4, 2004; June 18, 2004; July 2, 2004; August 6, 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. 6 and 8 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 ten (10) 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.

(Hawaii Tribune Herald: August 13, 2004)

(West Hawaii Today: August 13, 2004)