

**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, October 1, 2004

**TIME:** 9:00 a.m.

**PLACE:** Ohana Keauhou Beach Resort, Kahaluu Ballroom

78-6740 Alii Drive, North Kona, Hawaii

UNFINISHED BUSINESS – 9:00 a.m.

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

Continued hearing on the application for a 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 in the vicinity of the Kona Billfisher, Kona Pacific, and Kona Mansions condominium complexes and mauka of the Royal Kona Resort Hotel, Kailua-Kona, Puaa 2<sup>nd</sup>, North Kona, Hawaii, TMK: 7-5-9:40.

NEW BUSINESS – 9:00 a.m.

2. **APPLICANT: KONA HALE ALII, LLC (REZ 04-022)**

Change of Zone for approximately 6.2 acres from a Resort – Hotel 1,250-square foot (V-1.25) and an Agricultural 1-acre (A-1a) district to a Multiple Family Residential – 2,500-square foot (RM-2.5) district. The property is located along the south side of Hualalai Road, approximately 1,100 feet from the Hualalai Road – Kuakini Highway intersection, Hienaloli 6<sup>th</sup> and Auhaueae 1<sup>st</sup>, North Kona, Hawaii, TMK: 7-5-09: 67 and portion of 54.

3. **APPLICANT: STEVE HOLMES (SMA 04-008)**

Special Management Area (SMA) Use Permit to allow the conversion of a single family dwelling into a 3-unit multiple family residential structure and related improvements. The 5,419-square foot property is located 230 feet east (mauka) of Alii Drive and Kahaluu Beach Park, Kahaluu Beach Lots, North Kona, Hawaii, TMK: 7-8-14:41.

4. **APPLICANT: ARTHUR AND DIANE MAHER (SLU 04-008/REZ 04-020)**

- a. State Land Use Boundary Amendment for approximately 5.006 acres from the Agricultural to the Rural District.
- b. Change of Zone for approximately 5.006 acres from an Agricultural 5-acre (A-5a) to a Residential and Agricultural 2-acre (RA-2a) district.

The property is located between Kawaihae Road (Highway 19) and Kanehoa Street, approximately 2,050 feet east of the Anekona Street-Kanehoa Street intersection, Anekona Estates Subdivision, Ouli, South Kohala, Hawaii, TMK: 6-2-11:9.

5. **APPLICANT: RT'S SERVICE, LLC (SPP 04-013)**

Special Permit to allow office and storage uses for investigative/collection services, towing service, and short term parking for repossessed or disabled vehicles on approximately 14,273 square feet of land within the State Land Use Agricultural District. The property is located along the west side of Kauakea Road, approximately 400 feet north of the Kauakea Road – Mamalahoa Highway (Highway 19) intersection, and abutting the Nani Waimea Subdivision, Puukapu Homesteads, South Kohala, Hawaii, TMK: 6-4-17: portion of 64.

NEW BUSINESS – 10:00 a.m.

**6. APPLICANT: GRAJAN WILLKENROB PROJECT LLC (SLU 04-006/REZ 04-009)**

- a. State Land Use Boundary Amendment for 6.223 acres from the Agricultural to the Urban District.
- b. Change of Zone for 6.223 acres from an Agricultural 5-acre (A-5a) to a Single Family Residential 20,000-square foot (RS-20) district.

The property is located immediately north of Kealoha Subdivision, approximately 400 feet north of the Aloha Kona Drive – Kakalina Street intersection, Hienaloli 2<sup>nd</sup>, North Kona, Hawaii, TMK: 7-5-10:89.

**7. APPLICANT: HOAWE, LLC (REZ 04-018)**

Change of Zone for approximately 4.006 acres from an Agricultural 1-acre (A-1a) to a Single Family Residential 15,000-square foot (RS-15) district. The properties are located at the western end of Pamahoa Place, approximately 600 feet from the Palani Road – Pamahoa Place intersection, Pamahoa Estates Subdivision, Kealakehe Homestead Lots, North Kona, Hawaii, TMK: 7-4-4:80 – 83.

## MINUTES

September 3, 2004

### ADMINISTRATIVE MATTERS

Status of appeals filed on Planning Commission decisions – Corporation Counsel

Staff's report on other Planning Commission Matters

### ANNOUNCEMENT

Next Meeting (Hilo) - Friday, October 22, 2004

### 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. 3 and 5 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: September 10, 2004)

(West Hawaii Today: September 10, 2004)