

NOTICE OF SPECIAL PUBLIC MEETINGS 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 Hawai'i 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 and Friday, December 4 and 5, 2003

TIME: 9:00 a.m.

PLACE: Hapuna Beach Prince Hotel, Koa Room
62-100 Kaunaoa Drive, Kohala Coast, Hawaii

THURSDAY, DECEMBER 4, 2003

NEW BUSINESS: 9:00 a.m.

1. **APPLICANT: PAUL BLECK, A.I.A. (SMA 03-014)**

Special Management Area Use Permit to allow the development of a two-story office building and related improvements. The property is located between Walua Road and Kuakini Highway, approximately 350 feet northwest of the Walua Road – Lunapule Road junction, Waiaha, North Kona, Hawaii, TMK: 7-5-18:7.

2. **APPLICANT: LEHUA LANI, LLC (REZ 03-025/SMA 03-015)**

a. Change of Zone for 10.1 acres from an Agricultural 5-acre (A-5a) to a Single Family Residential – 7,500 square foot (RS-7.5) district.

- b. Special Management Area Use Permit to allow the development of a 58-unit single family residential house and lot subdivision and related improvements.

The property is located along the east (mauka) side of Alii Drive, between the Alii Lani Condominium and the Alii Garden Marketplace and across from the Kona By The Sea and Kona Riviera Villas condominium complexes, Puapuaa 2nd, North Kona, Hawaii, TMK: 7-5-20:71 & 72.

3. **APPLICANT: PUU LANI RANCH CORPORATION (SPP NO. 626)**

Request for a two-year time extension to Condition No. 4 (termination date of Special Permit), which allowed the establishment of a temporary on-site real estate sales office on approximately 0.25 acre situated within the State Land Use Agricultural District. The property is within the Puu Lani Ranch Subdivision located on the mauka side of Highway 190 and the Big Island Country Club Golf Course, Puuanahulu Homesteads, North Kona, Hawaii, TMK: 7-1-5: portion of 7.

4. **APPLICANT: VERIZON HAWAII, INC. (SLU 03-010/REZ 03-024)**

- a. State Land Use boundary amendment for 2.821 acres from the Agricultural to the Urban District.
- b. Change of Zone for 2.821 acres from an Agricultural 1-acre (A-1a) to a Village Commercial – 10,000 square foot (CV-10) district.

The property is the site of Verizon Hawaii, Inc.'s existing telecommunications switching facility situated along the southeast side of Palani Road and immediately makai of the Kailua Fire Station, Kailua-Kona, Keahuolu, North Kona, Hawaii, TMK: 7-4-8:20.

5. **APPLICANT: ULUWEHI PROPERTIES (SLU 03-011/REZ 03-026)**
- a. State Land Use boundary amendment for 9.095 acres of land from the Agricultural to the Urban District.
 - b. Change of Zone for 9.095 acres from an Agricultural 5-acre (A-5a) to the Single Family Residential – 15,000 square foot (RS-15) district.

The property is located along the southwest (makai) side of Hualalai Road and also makai of the Kona Orchard Subdivision, approximately 700 feet south of the Hualalai Road and Kahului-Hienaloli Road junction, Puapuaanui, North Kona, Hawaii, TMK: 7-5-17:21.

6. **APPLICANT: SCD KAHAKAI, LLC (SMA NO. 304)**

Request to amend Special Management Area Use Permit No. 304 by increasing the number of allowable residential lots from 98 to 101. The area involved includes the Kahakai Estates Subdivision situated along the southwest (makai) side of Kuakini Highway and north-northeast of Kahakai Elementary School, Puapuaa, North Kona, Hawaii, TMK: 7-5-20:78 (formerly portion of 7-5-20: portion of 1).

UNFINISHED BUSINESS – 1:30 p.m.

7. **APPLICANT: TOM TUSO (REZ 02-016)**

Continued hearing on the application for a Change of Zone for 8.773 acres from an Agricultural 5-acre (A-5a) to a Family Agricultural 3-acre (FA-3a) district.

The property is located approximately 720 feet west (makai) of Mamalahoa Highway in the vicinity of the former Ferrari Kona Coffee Plantation Store, Puaa 2nd, North Kona, Hawaii, TMK: 7-5-12:38.

**8. APPLICANT: DOUTOR COFFEE HAWAII CO., INC. (SPP NO. 1215 –
formerly referred to as SPP 02-010)**

Doutor Coffee Hawaii Co., Inc.'s request to the Planning Commission to consider a Motion to Amend Something Previously Adopted in regard to Special Permit No. 1215, which allowed public tours of the existing coffee farm, proposed retail sales of non-agricultural products, and related parking area on approximately 12 acres of a 28.47-acre lot situated within the State Land Use Agricultural District. The property is located on the west (makai) side of Mamalahoa Highway, approximately 300 feet south of the Keopu Cemetery, Hienaloli 2nd, North Kona, Hawaii, TMK: 7-5-11: portion of 24._

RECESS

FRIDAY, DECEMBER 5, 2003

ELECTION OF 2004 OFFICERS

MINUTES

November 7, 2003

ADMINISTRATIVE MATTERS

Status of appeals filed on Planning Commission decisions – Corporation Counsel

Other Commission matters

Report on Other Planning and Planning Related Projects

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 Hawai'i Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on items 1, 2b, 3 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.

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: November 13, 2003)

(West Hawaii Today: November 13, 2003)