

NOTICE OF PUBLIC MEETING AND HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of 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, December 7, 2007
TIME: 9:00 a.m.
PLACE: County of Hawaii Aupuni Center Conference Room
101 Pauahi Street, Hilo, HI 96720

UNFINISHED BUSINESS – 9:00 a.m.

1. **APPLICANT: DIEN-JUNG LIN NEKOBA (REZ 07-000071)**
Change of Zone from Single-Family Residential 10,000 square feet (RS-10) to Neighborhood Commercial 10,000 square feet (CN-10) for approximately 39,771 square feet of land. The property is located along the south side of Kekuanaoa Street, between Manono Street and Hinano Street, Waiakea House Lots, Waiakea, South Hilo, Hawaii, TMK: 2-2-36:25 and 26.
2. **JINSOO AND RAN HUI IIDA (REZ 07-000073)**
Change of Zone from Single Family Residential 10,000 square feet (RS-10) to a Neighborhood Commercial 20,000 square feet (CN-20) for 23,559 square feet of land. The property is located along the west side of Kilauea Avenue, approximately 420 feet south of the Kilauea Avenue – Puainako Street intersection, Waiakea Homestead House Lots, South Hilo, Hawaii, Tax Map Key: 2-2-40:121.

NEW BUSINESS – 9:30 a.m.

3. **COUNTY OF HAWAII DEPARTMENT OF WATER SUPPLY (SMA 07-000022)**
Special Management Area (SMA) Use Permit to allow the installation of air conditioning building, equipment and pipes, covered walkway, and related miscellaneous structures and improvements, including the demolition of an existing cooling tower shed. The area involved is the site of the existing Department of Water Supply office building located along the north side of Kekuanaoa Street, Waiakea, South Hilo, Hawaii, TMK: 2-2-30:15.

4. **HPM BUILDING SUPPLY (SMA 07-000021)**

Special Management Area (SMA) Use Permit to allow the demolition of two existing warehouse buildings and construction of a new building material warehouse, a new wood shed, new wood racks, and related improvements. The property involved is the existing site of HPM Building Supply's warehouse complex situated between Kalaniana'ole Street and Kamehameha Avenue, adjacent to and east of the Suisan Company complex, Waiakea, South Hilo, Hawaii, TMK: 2-1-6: 1.

NEW BUSINESS – 10:15 a.m.

5. **APPLICANT: VERNE WOOD (SPP 870)**

Amendment to Condition No. 5 (construction timetable) of Special Permit No. 870, which allowed the development of the Orchidland Trade Center on 2.3 acres of land situated within the State Land Use Agricultural District. The property is located along the north side of Orchidland Drive, approximately 1,600 feet west of the Keaau-Pahoa Highway (Highway 130) and Orchidland Drive intersection, Orchidland Estates Subdivision, Keaau, Puna, Hawaii, TMK: 1-6-10:83.

MINUTES

November 2, 2007

ADMINISTRATIVE MATTERS

ANNOUNCEMENTS

ADJOURNMENT

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

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.

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, 4 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, 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>).

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-Council, 333 Kilauea Avenue (2nd floor) Hilo, Hawaii 96720.

Maps showing the general locations 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, Hawaii 96720.

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.

Hawaii County is an Equal Opportunity Provider and Employer.

PLANNING COMMISSION

William Graham, Chair

C. Kimo Alameda, 1st Vice Chair

Rodney Watanabe, 2nd Vice Chair

(Hawaii Tribune Herald: November 17, 2007)

(West Hawaii Today: November 17, 2007)