

NOTICE OF PUBLIC MEETING AND HEARINGS

LEEWARD PLANNING COMMISSION COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Leeward 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 Commission's Rules of Practice and Procedure.

DATE: Tuesday, June 30, 2009

TIME: 9:30 a.m.

PLACE: Sheraton Keauhou Bay Resort and Spa
78-128 Ehukai Street
Kailua-Kona, Hawaii

NEW BUSINESS – 9:30 a.m.

1. INITIATOR: COUNTY COUNCIL (BILL NO. 64)

Amendment to Chapters 23 (Subdivision Code) and 25 (Zoning Code) and other chapters of the Hawaii County Code to conform to the recent Charter Amendment creating the Leeward and Windward Planning Commissions.

2. APPLICANT: OLU KAI, LTD. (SMA 396/SSV 654)

- a. Amendment to condition relating to extension of time limit and related conditions of Special Management Area Use Permit No. 396, which allowed the expansion of the existing Huggo's Restaurant and related improvements.
- b. Amendment to condition relating to extension of time limit and related conditions of Shoreline Setback Variance No. 654, which allowed some of the restaurant improvements within the 20-foot shoreline setback area.

The properties involved are the site of the existing Huggo's Restaurant complex located on the makai side of Alii Drive, adjacent to the Royal Kona Resort, Kailua-Kona, North Kona, Hawaii, TMK: 7-5-9: 14, 15, 17 and 18.

NEW BUSINESS – 10:00 a.m.

3. APPLICANT: PALAMANUI GLOBAL HOLDINGS LLC (REZ 09-94)

Change of Zone from Project District to Industrial-Commercial Mixed – 20,000 square feet (MCX-20) district for 29.92 acres. The property is part of the proposed Palamanui development located northeast of the Kona International Airport at Keahole, between Queen Kaahumanu Highway and Makalei Estates Subdivision, Kau, North Kona, Hawaii, TMK: 7-2-5:portion of 1.

- 4. APPLICANT: PALAMANUI GLOBAL HOLDINGS LLC (REZ 05-010)**
Amendment to various conditions of Ordinance No. 06 105, which rezoned 725.2 acres from Agricultural 3-acre (A-3a) and Open (O) to a Project District. The property, which is referred to the Palamanui Development, is located northeast of the Kona International Airport at Keahole, between Queen Kahumanu Highway and Makalei Estates Subdivision, Kau, North Kona, Hawaii, TMK: 7-2-5:1.

NEW BUSINESS – 10:30 a.m.

- 5. APPLICANT: GREGORY R. MOOERS (SMA 09-32)**
Special Management Area (SMA) Use Permit to allow the renovation of the King Kamehameha's Kona Beach Hotel, its commercial area, and related parking and landscaping improvements on approximately 12.89 acres in the Special Management Area. The project site is the existing King Kamehameha's Kona Beach Hotel complex, Kailua-Kona, North Kona, Hawai'i, TMK: 7-5-06:20, 21, 24 & 32; 7-5-05:62, 66 & 75.

MINUTES

May 15, 2009

ADMINISTRATIVE MATTERS

ANNOUNCEMENTS

ADJOURNMENT

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

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 no. 2a, 2b 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>).

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.

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, 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 and at the Kona office of the Planning Department, 75-5706 Kuakini Highway, Suite 109, Kailua-Kona, Hawaii.

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.

Hawai‘i County is an Equal Opportunity Provider and Employer.

LEEWARD PLANNING COMMISSION
Rodney Watanabe, Chairperson

(Hawaii Tribune Herald: June 9, 2009)
(West Hawaii Today: June 9, 2009)