

PLANNING COMMISSION
COUNTY OF HAWAII

MINUTES
JANUARY 11, 2008

The Planning Commission met in regular session at 9:10 a.m. at the King Kamehameha's Kona Beach Hotel, 75-5660 Palani Road, Kailua-Kona, Hawaii, with Chairman Rodney Watanabe presiding.

PRESENT: Takashi Domingo
William Graham
Shelly Ogata
Alvin Rho
Rodney Watanabe
Rell Woodward

ABSENT & EXCUSED: C. Kimo Alameda
Andrew Iwashita
Rene' Siracusa

Ivan Torigoe, Deputy Corporation Counsel
Christopher Yuen, Planning Director
Norman Hayashi, Planning Program Manager
Phyllis Fujimoto, Staff Planner
Jeff Darrow, Staff Planner

The Chair introduced the Commissioners and staff to members of the public.

REZ 812 & REZ 765 The Commission took up the following two items simultaneously
PLANNING DIRECTOR at 9:11 a.m. with approximately 150 people in attendance.
HALEKII,
SOUTH KONA

INITIATOR: PLANNING DIRECTOR (REZ 812)

Amendment to Ordinance No. 96-7 by amending the portion of Condition M.4 relating to the construction of a barricade or breakaway gate to prevent the use of Halekii Street as a vehicular thoroughfare prior to the opening of the entire Mamalahoa Bypass. Ordinance No. 96-7 reclassified lands from Unplanned (U) to Agricultural 1-acre (A-1a) at Honuaino 3rd and 4th, Hokukano 1st and 2nd, Halekii, Keekee 1st and 2nd, Ilikahi, Kanakau 1st and 2nd, Kalukalu 1st, 2nd and 3rd, and Onouli 1st, North and South Kona, Hawaii, TMK: 7-9-12:4 & 11; 8-1-4:3, 7, 65 & 68; 8-1-27:16, 20, 21, 27-43; 8-1-28:9, 10, 19-28, 30, 44-47; 8-1-30:1-3, 5-9, 12-53; 8-1-32:1-54; 8-1-33:1-20; 8-1-34:1-25 (formerly 7-9-12: por. 3, 4 & 11 and 8-1-4: por. 3).

INITIATOR: PLANNING DIRECTOR (REZ 765)

Amendment to Ordinance No. 96-8 by amending the portion of Condition L.4 relating to the construction of a barricade or breakaway gate to prevent the use of Halekii Street as a vehicular thoroughfare prior to the opening of the entire Mamalahoa Bypass. Ordinance No. 96-8 reclassified certain lands from Agricultural 5-acre (A-5a) and Unplanned (U) to Agricultural 1-acre (A-1a) at Honuaino 3rd and 4th, Hokukano 1st and 2nd, Kanaeue 1st and 2nd, Halekii, Keekee 1st and 2nd, Ilikahi, Kanakau 1st and 2nd, Kalukalu 1st, 2nd and 3rd, and Onouli 1st, North and South Kona, Hawaii, TMK: 7-9-12:4, 6, 9, 29; 8-1-4:3, 56, 59-62, 64, 70; 8-1-26:1-3, 5-9, 11-57; 8-1-27:1-15, 17-26; 33-38, 43; 8-1-28:1-3, 7-18, 28-38, 40-43; 8-1-29:1, 2, 4, 6-46,

53-59, 62, 63; 8-1-30:1-9, 49, 51 (formerly 7-9-6: por. 1, 7-9-12: pors.3 & 4, and 8-1-4: por. 3).

(SEE EXHIBIT A)

RECESSED The Chair called a recess at 3:25 p.m.

RECONVENED The meeting reconvened at 3:36 p.m.

SMA 07-000023/
USE 07-000010 The Commission took this item up at 3:36 p.m. with approximately
12 people from the public in attendance.

MAUNA KEA BEACH
HOTEL CORP.
OULI,
SOUTH KOHALA

APPLICANT: MAUNA KEA BEACH HOTEL CORP. (SMA 07-000023/USE 07-000010)

- a. Special Management Area Use Permit to allow the demolition and reconstruction of the Mauna Kea Beach Golf Course clubhouse and related improvements.
- b. Use Permit to allow the construction of the golf clubhouse and related improvements on portion of a 3-acre area zoned Resort-Hotel (V-1.25) and Open (O).

The area involved is the site of the existing golf course clubhouse at the Mauna Kea Beach Hotel complex, Ouli, South Kohala, Hawaii, TMK: 6-2-2:por. 4.

(SEE EXHIBIT B)

RECESSED The Chair called a recess at 4:25 p.m.

RECONVENED The meeting reconvened at 4:37 p.m.

REZ 07-000067/REZ 866 The Commission took this item up at 4:37 p.m. with 2 people from
the public in attendance.

PLANNING DIRECTOR
KAHUA 1ST,
NORTH KOHALA

INITIATOR: PLANNING DIRECTOR (REZ 07-000067/REZ 866)

- a. Continued hearing on the Planning Director's initiation of a Change of Zone for 37.88 acres of land from a Single-Family Residential 15,000-square foot (RS-15) to a Residential and Agricultural 5-acre (RA-5a) district.
- b. Continued hearing on the repeal of Ordinance No. 97-102, which rezoned 37.88 acres of land from an Agricultural 5-acre (A-5a) to a Single-Family Residential 15,000-square foot (RS-15) district.

The property involved, owned by Kohala LLC, is located along the southwest (makai) side of Akoni Pule Highway and the Kohala Ranch Subdivision, Kahua 1st, North Kohala, Hawaii, TMK: 5-9-1:8.

(SEE EXHIBIT C)

RECESSED The Chair called a recess at 6:06 p.m.

RECONVENED

The meeting reconvened at 6:17 p.m.

REZ 866
KOHALA LLC
KAHUA 1ST,
NORTH KOHALA

The Commission took this item up at 6:17 p.m. with no one from the public in attendance.

APPLICANT: KOHALA LLC (REZ 866)

Continued hearing on an amendment to Condition C (time to secure final subdivision approval) of Change of Zone Ordinance No. 97-102, which rezoned 37.88 acres of land from an Agricultural 5-acre (A-5a) to a Single-Family Residential 15,000-square foot (RS-15) district. The property involved is located along the southwest (makai) side of Akoni Pule Highway and the Kohala Ranch Subdivision, Kahua 1st, North Kohala, Hawaii, TMK: 5-9-1:8.

(SEE EXHIBIT D)

MINUTES

The Commission took up the following minutes at this time, 7:18 p.m., with no one from the public in attendance:

December 7, 2007 – It was moved by Commissioner Graham and seconded by Commissioner Ogata that the minutes be approved as circulated. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

December 12, 2007 – It was moved by Commissioner Graham and seconded by Commissioner Ogata that the minutes be approved as circulated. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

ADMINISTRATIVE MATTERS

The Commission took this item up at 7:19 p.m. with no one from the public in attendance.

Status of appeals filed on Planning Commission decisions - Corporation Counsel – Mr. Torigoe had nothing to report.

ANNOUNCEMENT

There was no announcement.

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Noriko Sauer
West Hawaii Secretary

A T T E S T:

Rodney Watanabe, Chairman
Planning Commission