

PLANNING COMMISSION
COUNTY OF HAWAI'I

MINUTES
JANUARY 16, 2004

The Planning Commission met in regular session at 9:04 a.m. in the County Building, Councilroom-Room 201, 25 Aupuni Street, Hilo, Hawai'i, with Chairperson Earl Fujikawa presiding.

PRESENT: Earl Fujikawa
Bill Graham
Jeffrey McCall
Hannah Springer
Aurelio C. Mina, Jr.
Francis Smith
Bill P. Thibadeau

ABSENT & EXCUSED: Fred Galdones
Florence Kubota

Patricia O'Toole, Deputy Corporation Counsel
Chris Yuen, Planning Director
Norman Hayashi, Staff Planner
Phyllis Fujimoto, Staff Planner
Jeff Darrow, Staff Planner

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

SLU 03-009/REZ 03-021 The Commission took these items up at 9:05 a.m.
PLANT-MASON with 17 people from the public in attendance.
FAMILY TRUST
WAINAKU,
SOUTH HILO

APPLICANT: PLANT-MASON FAMILY TRUST (SLU 03-009/REZ 03-021)

Continued hearing on the following applications:

- a. State Land Use boundary amendment for 2.862 acres of land from the Agricultural to the Urban District.
- b. Change of zone for 14.771 acres from a Single Family Residential – 15,000 square foot (RS-15) and an Agricultural 20-acre (A-20a) district to a Residential and Agricultural 2-acre (RA-2a) district.

The property is located adjacent to and west (mauka) of Haaheo Elementary School, Wainaku, South Hilo, Hawaii, TMK: 2-6-32:6.

The Chair stated that these applications were withdrawn by the applicant.

SLU 03-006/REZ 03-014/ The Commission took these items up simultaneously at
SMA 03-009/SMA 03-016 9:07 a.m. with approximately 17 people from the public in
CONTINENTAL attendance.
PACIFIC, LLC
PEPEEKEO,
SOUTH HILO

**APPLICANT: CONTINENTAL PACIFIC, LLC (SLU 03-006/REZ 03-014/
SMA 03-009)**

Continued hearing on the following applications:

- a. Application for a State Land Use Boundary Amendment for 4.182 acres of land from the Agricultural to the Urban District.
- b. Application for a Change of Zone for 13.478 acres of land from Limited Industrial – 20,000 square feet (ML-20), General Industrial – 5 acres (MG-5a), Village Commercial – 10,000 square feet (CV-10) and Agricultural 20-acre (A- 20a) to Single Family Residential – 20,000 square feet (RS-20) and ML-20 districts.
- c. Application for a Special Management Area (SMA) Use Permit to allow the development of an 11-lot subdivision, including portion of a roadway lot, and related improvements.

The area involved includes the former Hilo Coast Processing Mill complex and surrounding former sugar cane lands at Pepeekeo, South Hilo, Hawaii, TMK: 2-8-07: portions of 1 and 53.

APPLICANT: CONTINENTAL PACIFIC, LLC (SMA 03-016)

Application for a Special Management Area (SMA) Use Permit to allow the development of an 11-lot subdivision, ranging in sizes from 2.0 acres to 5.6 acres, and related improvements. The area involved is located approximately 1,900 feet south of the Hilo Coast Processing Co.'s Power Plant and about 150 feet east (mauka) of the shoreline, Pepeekeo, South Hilo, Hawaii, TMK: 2-8-07: por. 1.

(SEE EXHIBIT A)

RECESSED The Chair recessed the meeting at 9:22 a.m. until the next
scheduled order of business.

RECONVENED The meeting reconvened at 10:00 a.m.

SPP 03-018 The Commission took this item up at 10:00 a.m. with
SPECTRASITE approximately 12 people from the public in attendance.
COMMUNICATIONS, INC.
KEAAU,
PUNA

APPLICANT: SPECTRASITE COMMUNICATIONS, INC. (SPP 03-018)

Application for a Special Permit to allow the retention of an existing 200-foot telecommunications tower and antennae, communication equipment building, four

satellite dishes, generator and fuel tanks, chain link security fence, driveway access, and related improvements on a 11,413 square foot area situated within the State Land Use Agricultural District. The property is located approximately 2.5 miles north of Highway 11 (Volcano Highway), and at the corner of the Kulani Road – South Road intersection, Olaa Reservation Lots, Keaau, Puna, Hawaii, TMK: 1-7-17: portion of 153.

(SEE EXHIBIT B)

SPP NO. 827/UP NO. 106 The Commission took this item up at 10:24 a.m. with approximately 18 people from the public in attendance.
AINALOA
DEVELOPMENT
CORPORATION
KEAAU,
PUNA

APPLICANT: AINALOA DEVELOPMENT CORPORATION (SPP NO. 827/UP NO. 106)

- a. Request for a 5-year time extension to Condition 2 (secure plan approval) of Special Permit No. 827, which allowed an expanded golf clubhouse, recreational facilities, and related improvements on 7+ acres of land situated within the State Land Use Agricultural District.
- b. Request for a 5-year time extension to Condition 3 (secure plan approval), deletion of Condition 6 (intersection improvements), amend Condition 7 (roadway improvement), and Condition 9 (community benefit program) of Use Permit No. 106, which allowed the development of an 18-hole golf course and related improvements on 200 acres of land zoned Agricultural (A-1a).

The property is located along Ainaloa Boulevard at the extreme northwestern (mauka) end of Ainaloa Subdivision, approximately 3.7 miles from Highway 130, Keaau, Puna, TMK: 1-6-04:21 and 57.

(SEE EXHIBIT C)

REZ 03-023 The Commission took this item up at 11:30 a.m. with approximately 50 people from the public in attendance.
WESTERN UNITED
LIFE ASSURANCE CO.
PONAHAWAI,
SOUTH HILO

APPLICANT: WESTERN UNITED LIFE ASSURANCE COMPANY (REZ 03-023)

Application for a Change of Zone for 171.504 acres from the Agricultural 1-acre (A-1a), Neighborhood Commercial – 40,000 square foot (CN-40), Single Family Residential – 7,500 square foot and 10,000 square foot (RS-7.5 and RS-10) and Open (O) district to a Project District. The property is located on the west (mauka) side of the Komohana

Street - Ponahawai Street intersection and makai of the Mohouli Street Extension, Ponahawai, South Hilo, Hawaii, TMK: 2-3-44:19, 2-3-49:53 and 2-3-37:1.

(SEE EXHIBIT D)

UP NO. 85
WESTERN UNITED
LIFE ASSURANCE CO.
PONAHAWAI,
SOUTH HILO

The Commission took this item up at 2:40 p.m. with approximately 50 people from the public in attendance.

APPLICANT: WESTERN UNITED LIFE ASSURANCE COMPANY (UP NO. 85)
Request to nullify Use Permit No. 85 (permit previously issued to KTA Consulting Group), which allowed the development of an 18-hole golf course on lands zoned Agricultural (A-1a) and Open (O). The property is located on the west (mauka) side of the Komohana Street-Ponahawai Street intersection, Ponahawai, South Hilo, Hawaii, TMK: 2-3-44:9 and 19.

Mr. Hayashi stated this is related to the previous application on the agenda, the applicant has requested that this be continued to the February 6th meeting, to which the Commission agreed. There were no objections to the continuance.

MINUTES

The Commission took up the following minutes at this time, 2:41 p.m.

November 21, 2003 – It was moved by Commissioner Thibadeau and seconded by Commissioner Springer that the minutes be approved as circulated. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

December 4-5, 2003 – The Commission deferred approval of the minutes to a future meeting.

ADMINISTRATIVE
MATTERS

The following were discussed under administrative matters:

Status of appeals filed on Planning Commission decisions - Corporation Counsel – Ms. O’Toole stated she had nothing to report.

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 2:43 p.m.

A T T E S T:

Respectfully submitted,

Earl Fujikawa, First Vice-Chairman
Planning Commission

Sharon M. Nomura, Secretary