

LEEWARD PLANNING COMMISSION  
COUNTY OF HAWAI'I

MINUTES  
AUGUST 28, 2009

The Leeward Planning Commission met in regular session at 9:45 a.m. in the King Kamehameha's Kona Beach Hotel, Ballroom I, 75-5660 Palani Road, Kailua-Kona, Hawai'i with Chairman Rodney Watanabe presiding.

PRESENT: Rodney Watanabe  
Brandi Beaudet  
Lani Bowman  
Frederic Housel  
Wayne Iokepa

ABSENT & EXCUSED: Geraldine Giffin

Brandon Gonzalez, Deputy Corporation Counsel  
BJ Leithead Todd, Planning Director  
Norman Hayashi, Planning Program Manager  
Phyllis Fujimoto, Staff Planner  
Jeff Darrow, Staff Planner  
Maija Cottle, Staff Planner  
Kiran Emler, Engineering Div., Department of Public Works (left at 10:23 a.m.)

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

REZ 09-98/SMA 09-34      The Commission took this item up at 9:45 a.m. with approximately  
KONA COUNTRY CLUB, ten people from the public in attendance.  
INC.  
KEAUHOU,  
NORTH KONA

**APPLICANT: KONA COUNTRY CLUB, INC. (REZ 09-98/SMA 09-34)**

- a. Change of Zone from Agricultural 5-acre (A-5a) to Multiple-Family Residential 30,000 square feet (RM-30) for 51.1 acres of land.
- b. Special Management Area Use Permit to allow the development of 60 residential units, which may include a mix of multiple-family and single-family residential units, and related improvements.

The area involved is located mauka of the Māmalahoa Bypass Highway, between the Highway and the Kona Country Club mauka golf course, Keauhou Resort, Keauhou, North Kona, Hawai'i, TMK: 7-8-10:101.

(SEE EXHIBIT A)

REZ ORD. 97 102/  
SMA 379  
KOHALA LLC  
KAHUĀ 1<sup>ST</sup>,  
NORTH KOHALA

The Commission took this item up at 10:23 a.m. with approximately ten people from the public in attendance.

**APPLICANT: KOHALA LLC (REZ ORD. 97 102/SMA 379)**

Report on the status of the Kohala LLC project as requested by the Planning Commission at its November 24, 2008 meeting.

(SEE EXHIBIT B)

RECESSED

The Chair called a recess at 11:10 a.m.

RECONVENED

The meeting reconvened at 11:25 a.m.

RESOLUTION 108 09  
COUNTY COUNCIL  
PLANNING  
COMMISSIONS

The Commission took this item up at 11:25 a.m. with approximately 13 people from the public in attendance.

**INITIATOR: COUNTY COUNCIL (RESOLUTION NO. 108 09)**

Amendments to Ordinance No. 05 25, as amended (County of Hawai‘i General Plan) relating to the conversion from a single Planning Commission to the Windward and Leeward Planning Commissions. The proposed amendments are basically “housekeeping changes” as the changes are merely to replace the words “Planning Commission” with Leeward and Windward Planning Commissions.”

(SEE EXHIBIT C)

AMEND ZONING CODE  
PLANNING DIRECTOR  
UNPERMITTED AG  
TOURISM

The Commission took this item up at 11:28 a.m. with approximately 13 people from the public in attendance.

**INITIATOR: PLANNING DIRECTOR**

Amendment to Chapter 25 (Zoning Code), Article 4, Division 1, Section 25-4-15(f) and (g), Hawai‘i County Code 1983 (2005 Edition, as amended) relating to agricultural tourism. The purpose of the amendment is to extend the 12-month amnesty period (November 20, 2009) for non-permitted agricultural tourism operations to 18 months (May 20, 2010).

(SEE EXHIBIT D)

AMEND GP  
PLANNING DIRECTOR  
LUPAG MAP 11

The Commission took this item up at 11:35 a.m. with approximately 17 people from the public in attendance.

**INITIATOR: PLANNING DIRECTOR**

Amendment to Land Use Pattern Allocation Guide (LUPAG) Map 11 of the County of Hawai‘i General Plan (Ordinance No. 05 25, as amended) by changing the land use designation from “Urban Expansion” to “Open” for the area affecting state-owned lands in the vicinity and south of the Honokōhau Harbor, Kealakehe, North Kona, Hawai‘i.

(SEE EXHIBIT E)

ELECTION –  
2<sup>ND</sup> VICE CHAIR

The Commission took this item up at 12:33 p.m. with no one from the public in attendance.

Commissioner Housel offered his service in the position of Second Vice-Chair. It was seconded by Commissioner Bowman and unanimously carried by a voice vote of all Commissioners in attendance.

MINUTES

At 12:34 p.m. the Commission took up the following minutes:

June 30, 2009 – It was moved by Commissioner Housel and seconded by Commissioner Iokepa that the minutes be approved as submitted. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

July 24, 2009 – It was moved by Commissioner Housel and seconded by Commissioner Iokepa that the minutes be approved as submitted. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

ADMINISTRATIVE  
MATTERS

There was nothing taken up under Administrative Matters.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 12:35 p.m.

Respectfully submitted,

Noriko Sauer, Secretary

A T T E S T:

Rodney Watanabe, Chair  
Leeward Planning Commission