

PLANNING COMMISSION
COUNTY OF HAWAII

MINUTES
SEPTEMBER 21, 2007

The Planning Commission met in regular session at 9:08 a.m. at the Waikoloa Beach Marriott, Alii I and II, 69-275 Waikoloa Beach Drive, Waikoloa, Hawaii, with Chairman William Graham presiding.

PRESENT: William Graham
C. Kimo Alameda
Takashi Domingo
Andrew Iwashita (from 9:36 a.m.)
Shelly Ogata
Alvin Rho
Rell Woodward

ABSENT & EXCUSED: Rene' Siracusa
Rodney Watanabe

Ivan Torigoe, Deputy Corporation Counsel
Christopher Yuen, Planning Director
Norman Hayashi, Planning Program Manager
Phyllis Fujimoto, Staff Planner
Jeff Darrow, Staff Planner
Kiran Emler, Representative of Department of Public Works

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

SPP 05-000015 The Commission took this item up at 9:10 a.m. with 6 people
DANIEL IBBETSON from the public in attendance.
KAOHE 5TH,
SOUTH KONA

APPLICANT: DANIEL IBBETSON (SPP 05-000015)

Action on the application for a Special Permit to operate a 2-unit bed and breakfast establishment on 0.722 acre of land situated within the State Land Use Agricultural district. The property is located along the west (makai) side of the Mamalahoa Highway (Highway 11), approximately 120 feet south of the Kaohe Road-Mamalahoa Highway intersection, Kaohe 5th, South Kona, Hawaii, TMK: 8-7-9: 14.

(SEE EXHIBIT A)

RECESSED The Chair called a short recess at 10:25 a.m.

RECONVENED The meeting reconvened at 10:42 a.m.

SMA 06-000009
D-BAR RANCH, LLC
PAHOEHOE 2ND,
NORTH KONA

The Commission took this item up at 10:42 a.m. with approximately 11 people from the public in attendance.

APPLICANT: D-BAR RANCH, LLC (SMA 06-000009)

Further proceedings on remand pursuant to State of Hawaii Third Circuit Court decision on appeal in Civil No. 06-1-172K regarding application for a Special Management Area (SMA) Use Permit to allow the 120-unit condominium project and related uses. The property is located between Alii Drive and the proposed Kahului-Keauhou Parkway (aka Alii Parkway), mauka of the Kona Magic Sands Condominium and north of the White Sands Beach Estates Subdivision, Pahoehoe 2nd, North Kona, Hawaii, TMK: 7-7-8:21 and 23.

(SEE EXHIBIT B)

AMEND ZONING CODE The Commission took this item up at 2:44 p.m. with no one
COUNTY COUNCIL from the public in attendance.
WIND ENERGY
FACILITEIS

INITIATOR: COUNTY COUNCIL

Amendment to Chapter 25 (Zoning Code), Hawaii County Code 1983 (2005 Edition), as amended, which would permit wind energy facilities in the Open (O) zoned district.

(SEE EXHIBIT C)

The Commission took up the following at 2:58 p.m. with no one from the public in attendance:

ADMINISTRATIVE None.
MATTERS

ANNOUNCEMENTS Mr. Hayashi reminded the Commissioners of the upcoming Hawaii Congress of Planning Officials Conference set for September 26-28, 2007, at the Hapuna Beach Prince Hotel. He also mentioned that the next meeting is scheduled for October 5th in Hilo, and that the October 19th meeting in Kona has been cancelled.

ADJOURNMENT There being no further business, the Chair declared the meeting adjourned at 3:00 p.m.

Respectfully submitted,

Noriko Sauer, West Hawaii Secretary

A T T E S T:

William Graham, Chairman
Planning Commission