

PLANNING COMMISSION
COUNTY OF HAWAII

MINUTES
DECEMBER 5, 2008

The Planning Commission met in regular session at 9:04 a.m. in the Office of the Prosecuting Attorney, Conference Room, 655 Kilauea Avenue, Hilo, Hawaii, with Chairman Rodney Watanabe presiding.

PRESENT: Rodney Watanabe ABSENT & EXCUSED: C. Kimo Alameda
Lani Bowman
Takashi Domingo
Frederic Housel
Andrew Iwashita
Shelly Ogata
Rell Woodward

Ivan Torigoe, Deputy Corporation Counsel
Daryn Arai, Acting Planning Director
Norman Hayashi, Staff Planner
Phyllis Fujimoto, Staff Planner
Jeff Darrow, Staff Planner
Maija Cottle, Staff Planner

And approximately 15 people from the public in attendance

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

REZ 08-000081 The Commission took this item up at 9:06 a.m. with
SONOMURA approximately 16 people from the public in attendance.
RENTALS, LLC
WAIAKEA,
SOUTH HILO

APPLICANT: SONOMURA RENTALS, LLC (REZ 08-000081)

- a. State Land Use Boundary Amendment from Agricultural to Urban for 6.3 acres of land.
- b. Change of zone from Agricultural 3-acre (A-3a) to Residential and Agricultural .5 acre (RA-.5a) for 6.3 acres of land.

The property is located along the west side of Awa Street approximately 1,300 feet north of the Awa Street – Makalika Street intersection, Panaewa Farm Lots, Waiakea, South Hilo, Hawaii, TMK: 2-2-48:10 and 120.

(SEE EXHIBIT A)

AMEND CHAPTERS 23 (SUBDIVISION CODE) AND 25 (ZONING CODE), PLANNING DIRECTOR PUBLIC PURPOSE SUBDIVISIONS. The Commission took this item up at 10:29 a.m. with one person from the public in attendance.

INITIATOR: PLANNING DIRECTOR

Amendment to Chapters 23 (Subdivision Code) and 25 (Zoning Code), Hawaii County Code 1983 (2005 Edition, as amended) relating to Public Purpose Subdivisions.

(SEE EXHIBIT B)

REZ 08-000084 MELODY PARONG KEAAU, PUNA The Commission took this item at 10:31 a.m. with 13 people from the public in attendance.

APPLICANT: MELODY PARONG (REZ 08-000084)

Change of Zone from Single-Family Residential 20,000 square feet (RS-20) to Single-Family Residential 15,000 square feet (RS-15) for approximately 35,850 square feet of land. The property is located approximately 200 feet east of Highway 11 (Volcano Highway) in the vicinity of the Highway 11 – Kuaaina Road intersection, Keaau, Puna, Hawaii, TMK: 1-7-16:28.

The Chair stated no one from the public signed up to testify on this application.

Mr. Darrow oriented the Commission and public of the subject and surrounding properties on the location map and site plan, summarized the request and noted the Planning Director recommended approval of the application with conditions.

In response to Commissioner Domingo’s inquiry, Mr. Darrow noted that the definition of a dwelling refers to the amount of kitchens within a dwelling; therefore, two dwellings would be two separate dwellings with two separate kitchens; and he clarified that if the owner is able to connect the two structures and there was only one kitchen it is considered one dwelling. Mr. Darrow said that ohana dwellings are allowed on residential lots as long as there is 10,000 square feet of land; however the condition proposed would prohibit additional dwellings on the lots. Mr. Hayashi added that it is the Council’s policy to include the restriction of only one single family dwelling per lot; however, specifically stated in that condition is that the restriction could be removed by the County Council.

The applicant, Melody Parong, and her representatives, Lori Mikkelson and Jennifer Rosse, were in attendance.

The Chair and Mr. Hayashi explained to Ms. Rosse that the question of whether the applicant would have to file an environmental assessment to comply with HRS, Chapter 343, would be determined when the applicant comes in for subdivision approval.

Ms. Rosse then stated the conditions proposed were acceptable.

It was moved by Mr. Domingo and seconded by Mr. Woodward to send a favorable recommendation to the County Council as recommended by the Planning Director, with conditions. There was no discussion on the motion. A roll call vote was taken and motion carried with seven ayes (Domingo, Woodward, Bowman, Housel, Iwashita, Ogata and Watanabe) and one absent and excused (Alameda).

SLU 08-000021/ The Commission took this item up at 10:43 a.m. with
REZ 08-000085 9 people from the public in attendance.

HAWAIIAN
RAINFOREST
WATER CO. LLC
KEAAU,
PUNA

**APPLICANT: HAWAIIAN RAINFOREST WATER CO. LLC
(SLU 08-000021/REZ 08-000085)**

- a. State Land Use Boundary Amendment from the Agricultural to the Urban District for 10.373 acres of land.
- b. Change of Zone from an Agricultural 20-acre (A-20a) to a Limited Industrial 1-acre (ML-1a) district for 10.373 acres.

The property is located on the southeast corner of the E. Milo Street – Railroad Avenue junction, in the vicinity of the current HELCO Keaau power plant site, Keaau, Puna, Hawaii, TMK: 1-6-3: 18 and 23.

(SEE EXHIBIT C)

MINUTES The Commission took this item up at 11:59 a.m.

November 6, 2008 – It was moved by Commissioner Woodward and seconded by Commissioner Housel that the minutes be approved. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

ADMINISTRATIVE Mr. Torigoe had nothing new to report.
MATTERS

ANNOUNCEMENTS The following were made under announcements.

Next Meeting – Staff announced the next meeting is scheduled for December 11, 2008 at the Hapuna Beach Prince Hotel.

ADJOURNMENT There being no further business the Chair declared the
meeting adjourned at 12:02 p.m.

AT T E S T: Respectfully submitted,

Rodney Watanabe, Chairman Sharon M. Nomura, Secretary
Planning Commission