

*Received
10/24/89*

Planning Department

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

William L. Moore
Mayor
Duane Kanuha
Director
William L. Moore
Deputy Director

CERTIFIED MAIL

October 19, 1989

Mr. William R. Coops
NELH/HOST Managing Director
The Natural Energy Laboratory of Hawaii
220 S. King Street, Suite 1280
Honolulu, HI 96813


Dear Mr. Coops:

Notice of a Public Hearing
Review of Planning Director's Written Report
Submitted in Accordance with Condition No. 6 of
Special Permit No. 392
Tax Map Key 1-4-01:portion of 2 (HGP-A's property)

This is to inform you that the above matter has been scheduled for a public hearing by the Planning Commission. Said hearing, among others, will be held beginning at 2:30 p.m. on Tuesday, November 7, 1989, in the Kona Surf Hotel, Kamehameha Ballroom, Keauhou, North Kona, Hawaii. The presence of a representative will be appreciated in order that all questions relative to the request may be clarified. A copy of the hearing notice and agenda are attached for your information.

Should you have any questions, please feel free to contact us at 961-8288.

Sincerely,


Duane Kanuha
Planning Director

Atts.

cc: Mr. Norman Oss, HELCO
DBED, Energy Division

bcc: Mr. Susumu Ono

PUBLIC HEARING
PLANNING COMMISSION
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of a public hearing, among others, to be held by the Planning Commission of the County of Hawaii in accordance with the provisions of Chapter 91, Hawaii Revised Statutes, Section 5-4.3 of the Charter of the County of Hawaii, and the Planning Commission's Rules of Practice and Procedures.

PLACE: Kona Surf Hotel, Kamehameha Ballroom, Keauhou, North Kona, Hawaii

DATE: Tuesday, November 7, 1989

TIME: 2:30 p.m.

The purpose of the public hearing is to afford all interested persons a reasonable opportunity to be heard on the following matter:

INITIATOR: PLANNING DIRECTOR

LOCATION: Existing HGP-A site situated along the Pohoiki Road, Kapoho, Puna.

TMK: 1-4-01:portion of 2 (HGP-A's property)

PURPOSE: Review of the Planning Director's written report submitted in accordance with Condition No. 6 of Special Permit No. 392, which allowed the establishment of the HGP-A geothermal research facility and to conduct flow tests on approximately 4.1 acres of land situated within the State Land Use Agricultural District, and possible action thereof. This condition states "That the petitioner or its

authorized representative shall be responsible in assuring that every precaution is taken to reduce any nuisances, whether it be noise or fumes, which may affect the residents and properties in the immediate area. Should it be determined by the Planning Director that these precautionary measures are not being applied, he will prepare and present a written report to the Planning Commission for its appropriate action which may involve the termination of the Special Permit."

Information regarding this matter are on file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and in the Planning Department's West Hawaii Office in Kailua-Kona, Hawaii, and are open to inspection during office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing.

PLANNING COMMISSION
Gary Mizuno, Chairman

(Hawaii Tribune Herald: October 23, 1989)
(West Hawaii Today: October 23, 1989)

PLANNING COMMISSION
COUNTY OF HAWAII

Agenda for the Meeting on Tuesday, November 7, 1989
Kona Surf Hotel, Kamehameha Ballroom,
Keauhou, North Kona, Hawaii - 10:30 a.m.

UNFINISHED BUSINESS - 10:30 a.m.

1. Continuation of a public hearing on the application of Richard Arakaki for a change of zone for 26,962 square feet of land from an Open (O) to a Single Family Residential - 10,000 square foot (RS-10) zoned district. The property is located on the west side of Lindsey Road, approximately 125 feet northeast of Waimea Park, Waimea Homesteads, South Kohala, TMK: 6-5-07:81.
2. Continuation of a public hearing on the request by Kohala Joint Venture for amendments to Conditions F (provision of potable water to all lots in the development for domestic, agricultural, and fire protection purposes) and H (development of a third water source and system prior to receipt of final subdivision approval of the third increment) of Change of Zone Ordinance No. 866, which rezoned approximately 2,500 acres of land from an Agricultural 20-acre (A-20a) to A-10a, A-5a, and A-3a zoned districts. The area involved includes the Kohala Ranch Subdivision at Waika, Kahuanui and Kahualiilii, North Kohala, TMK: 5-9-01:Portion 10; 5-9-09:1-53; 5-9-10:1-30 and 59; 5-9-11:2-85; 5-9-12:1-38; 5-9-13:1-100; and 5-9-14:1-54 (formerly TMK: 5-9-01:12 and portion of 10).
3. Continuation of a public hearing on the request by Gary Peck, et al. for time extensions to Conditions B and C (submission of subdivision plans and establishment of agricultural activity) of Change of Zone Ordinance No. 855 which rezoned 4.1 acres of land from an Agricultural 5-acre (A-5a) to an Agricultural 2-acre (A-2a) zoned district. The property is located along the makai side of the Keeki Middle Road, approximately 1,450 feet from the Mamalahoa Highway-Keeki Middle Road junction, Keeki 2nd, South Kona, TMK: 8-3-10:5.
4. Continuation of a public hearing on the request by Mark Van Pernis, et al for the deletion of Conditions B (plan approval requirement), C (construction timetable), and G (administrative time extensions and provision to rezone property to original or more appropriate designation) of Change of Zone Ordinance No. 86 49 which rezoned 45,411 square feet of land from a Multiple Family Residential - 2,000 square foot (RM-2) to a Village Commercial - 7,500 square foot (CV-7.5) zoned district. The property is located along the north side of Hualalai Road, approximately 520 feet west of the Aloha Kona Drive-Hualalai Road intersection, Hienaloli 5th, Kailua-Kona, North Kona, TMK: 7-5-23:64 & 67.

NEW BUSINESS (PUBLIC HEARINGS) - 1 p.m.

1. Application of Elwin F. Hussey for a change of zone for 28.8 acres of land from an Agricultural 20-acre (A-20a) to an Agricultural 3-acre (A-3a) zoned district. The property is located along the southeast side of the Kohala Estates Subdivision main access road, approximately 3/4 mile mauka of the Akoni Pule Highway-subdivision access road intersection, Kahua, North Kohala, TMK: 5-9-07:6.
2. Application of The Main Company, Inc. for a State Land Use boundary amendment for 61,719 square feet of land from an Agricultural to an Urban District. Also requested is a change of zone for the property from an Agricultural 1-acre (A-1a) to a Single Family Residential - 15,000 square foot (RS-15) zoned district. The property is located off the west side of Puuluna Place within the Puu Nani Subdivision, Unit 4, Waimea, South Kohala, TMK: 6-4-26:26.
3. Application of Arte L. McCollough for a Special Permit to allow the establishment of a private investigator's office within an existing single-family dwelling and also to store vehicles (repossessed) on a 16,974-square foot property situated within the State Land Use Agricultural District. The property is located along the southeast side of Kalae Place, approximately 90 feet from the Kalae Place-Hohola Drive intersection, Puu Nani Subdivision, Unit 4, Waimea, South Kohala, TMK: 6-4-25:30.
4. Request by Donald Sasaki for a time extension to comply with Condition No. 2 (plan approval requirement) of Special Permit No. 616 which allowed the establishment of a produce wholesaling business on 5 acres of land situated within the State Land Use Agricultural District. The property is located approximately 640 feet makai of the Mamalahoa Highway in the vicinity of the former Aloha Theater in Kainaliu Village, Lehuula 2nd, North Kona, TMK: 7-9-07:51.
5. Request by Chalon International of Hawaii, Inc. for a time extension to comply with Condition D of Ordinance No. 86 82 which reclassified approximately 208+ acres of land from an Unplanned (U) to an Agricultural 1-acre (A-1a) zoned district. The property is located between Kapaa Park and Mahukona Harbor, makai of the Akoni Pule Highway, Kapaanui and Kou, North Kohala, TMK: 5-7-02:11.
6. Request by Monroe Woollard and William Graham for amendments to Special Permit No. 629 which allowed the establishment of a Hawaii International Conference Center on 9.45 acres of land situated within the State Land Use Agricultural District. The request is 1) to also allow the establishment of a resident management cottage on the property and 2) to amend Condition No. 2 by extending the time in which to submit plans for plan approval review and to delete the paved parking requirement of the Zoning Code. The property is located approximately 500 feet west of the Kohala Mountain Road, in the vicinity of the Maliu Ridge temporary sales office, Kahei Homesteads, North Kohala, TMK: 5-5-01:51.

NEW BUSINESS (PUBLIC HEARINGS) - 2 p.m.

1. Request by Holualoa Bay Partners for a time extension to Condition No. 3 (plan approval requirement) of Special Management Area (SMA) Use Permit No. 153 which allowed the development of a 78-unit condominium project and related improvements. The property is located along the mauka side of Alii Drive in the vicinity of Holualoa Bay, and between the Royal Kahili and Coconut Palm Condominium Complexes, Holualoa, North Kona, TMK: 7-7-04:22 & 47.
2. Request by Mokuaikaua Church, on behalf of Hawaii Ranch and Farm, for an amendment to Condition No. 8 (designation of pedestrian access along the south end of the Kailua Trade Center and Mokuaikaua Church properties) of Special Management Area (SMA) Use Permit No. 92 which allowed the construction of the Kailua Trade Center building. The request is to amend Condition No. 8 by allowing the establishment of an exclusive pedestrian access for patrons of Kailua Trade Center and members of Mokuaikaua Church and its visiting public during the hours of 7 a.m. to 6 p.m. The property affected by this SMA Use Permit is the site of the Kailua Trade Center, Kailua-Kona, Keopu, North Kona, TMK: 7-5-07:44.

NEW BUSINESS (PUBLIC HEARING) - 2:30 p.m.

Review of the Planning Director's written report submitted in accordance with Condition No. 6 of Special Permit No. 392, which allowed the establishment of the HGP-A geothermal research facility and to conduct flow tests on approximately 4.1 acres of land situated within the State Land Use Agricultural District, and possible action thereof. This condition states "That the petitioner or its authorized representative shall be responsible in assuring that every precaution is taken to reduce any nuisances, whether it be noise or fumes, which may affect the residents and properties in the immediate area. Should it be determined by the Planning Director that these precautionary measures are not being applied, he will prepare and present a written report to the Planning Commission for its appropriate action which may involve the termination of the Special Permit." The area involved is the existing HGP-A site situated along the Pohoiki Road, Kapoho, Puna, TMK: 1-4-01:portion of 2.

MINUTES - August 28, September 19, September 20, and October 10, 1989

ADMINISTRATIVE MATTERS

ANNOUNCEMENTS

ADJOURNMENT