STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 2, 1972
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-315 - DEPARTMENT OF TRANSPORTATION
(S. Hilo, Hawaii)

A public hearing was held on March 17, 1972 on this petition by the Department of Transportation to reclassify approximately 289.5 acres of land from an Agricultural to an Urban classification at Hilo, Hawaii, for the development of a new airport passenger terminal complex. Since the hearing no additional evidence has been received either for or against this petition.

The applicant states that the proposed new terminal and related facilities will include a new 150,000 square foot passenger terminal building, a 700,000 square foot aircraft apron, 100 foot wide access taxiways, automobile parking lot and circulation roads, and a 24 foot wide access road.

The Hawaii County Planning Commission voted unanimously to recommend approval of this petition.

Staff evaluation of this request finds that:

1. The proposed use is in conformance with the County General Plan.

2. The subject area is contiguous to an existing Urban District and adjacent to the present airport runway.

3. Because of the limited room for expansion, a relocation of the existing terminal is required to resolve existing inadequacies and to meet increased future air passenger demands.

4. Any expansion in the limited available area near the present terminal would satisfy the requirements for short-range solutions only. The capital outlay would not be fully utilized within a short five- to eight-year period.

5. The site for the proposed terminal is located in an area where expansion and growth are not restricted by surrounding urbanized areas.

6. The proposed terminal site will not cause relocation problems or condemnation procedures by the State, will not remove prime agricultural lands or lands presently in agricultural use, and will not interfere with the mission of the National Guard which is located nearby.

7. The proposed terminal relocation site will eliminate three violations of the Federal Aviation Regulations that exist at the present terminal.

Based on the above findings, the staff recommends that this petition be approved.