

June 25, 1976

Mr. E. Claude Moore, President
HT&T Credit Union
P. O. Box 455
Hilo, HI 96720

Re: Special Management Area (SMA) Use Permit Application
Tax Map Key 2-2-30:16

The Planning Commission at its duly held public hearing on June 24, 1976 considered your application for a Special Management Area (SMA) Use Permit request to allow the construction of a credit union office building and parking lot at Waiakea, South Hilo, Hawaii.

The Commission voted to approve your application effective June 24, 1976, subject to the following conditions:


1. That the development shall conform substantially to the representations made by the petitioner and the plans submitted with the application.
2. That the petitioner shall submit plans for plan approval within six (6) months from the effective date of approval of the Special Management Area Use Permit. Construction shall commence within one (1) year from the receipt of final plan approval and be completed within 2 years thereafter.
3. That the development shall be connected to the County sewerage system at Kekuanaoa and Iolani Streets.
4. That access to the proposed development shall be off of the Brewer entrance road and not off Kekuanaoa.
5. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit shall be deemed null and void.

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We will be forwarding the official Special Management Area (SMA) Use Permit as soon as the document is prepared. In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.



Leon K. Sterling, Jr.
Chairman, Planning Commission

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cc Chief Engineer, Public Works

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
HT & T FEDERAL CREDIT UNION)
for) SMA USE PERMIT NO. 13
AN OFFICE BUILDING, PARKING)
LOT AND LANDSCAPING)
in)
WAIAKEA, SOUTH HILO, HAWAII)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 24, 1976, considered the application of HT & T Federal Credit Union for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the construction of an office building parking lot, and landscaping on a 16,389 square foot parcel adjacent to the Kekuanaoa Street entrance to the Waiakea Village complex and across from the Brewer Building in Waiakea, South Hilo, Hawaii, tax map key 2-3-30:16, Lot 4-A-1.

The Commission has found:

That the proposed development will not have a substantial adverse environmental or ecological effect. The construction of the proposed facilities in the area under consideration will not be detrimental to the Special Management Area in that it will not result in the loss of valuable resources nor will it foreclose management options. The proposed development will not reduce nor impose restrictions upon public access to beaches, recreational areas, or natural reserves, nor will it reduce the size of any such area. It will not unduly detract from scenic and recreational amenities of the SMA. Alterations to existing landforms will be minimal with no major grading or filling anticipated. Increased runoff resulting from the creation of impervious surfaces, such as the parking lot, is not expected to substantially affect the present condition of the water quality of Wailoa River. Sewage will be disposed of through the County's sewerage system. In addition, the proposed facilities, including landscaping, will be designed to blend in with the existing character of the Waiakea Village and Brewer Building.

The proposed development will be located in an area which is more closely linked to the Hilo urban area and existing development than it is to the area which is intended to be

protected by Act 176 and Rule 9. This area does not serve recreational, open space, needed ecosystem or other purposes. The area has already been committed to commercial and similar uses and the proposed project will not be extending the limits of such a commitment.

Based on the above, it is determined that the proposed development is not in conflict with the purpose, policies, and guidelines of Rule 9, nor is it contrary to the County General Plan or to State and/or County long-term environmental goals and policies.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an office building, parking lot, and landscaping at Waiakea, South Hilo, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

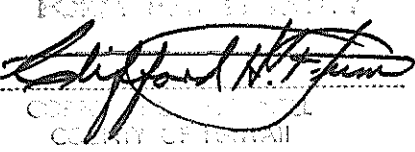
1. That the development shall conform substantially to the representations made by the petitioner and the plans submitted with the application.
2. That the petitioner shall submit plans for plan approval within six (6) months from the effective date of approval of the Special Management Area Use Permit. Construction shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the development shall be connected to the County sewerage system at Kekuanaoa and Iolani Streets.
4. That all other applicable rules and regulations shall be complied with.

Should these conditions not be met, the Special Management Area Use Permit shall be deemed null and void.

The effective date of this permit shall be June 24, 1976.

Dated at Hilo, Hawaii, this 2nd day of July, 1976.


for Leon K. Sterling, Jr., Chairman

APPROVED as to FORM AND LEGALITY  CLIFFORD W. T. JONES COUNTY OF HAWAII Date <u>7/13/76</u>
