

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
HAMILTON AHLO ) SMA USE PERMIT NO. 36  
for )  
ESTABLISHMENT OF A WOOD )  
PRESERVING PLANT )  
in )  
Waiakea, South Hilo, Hawaii )  
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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 11, 1977, considered the application of HAMILTON AHLO for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the establishment of a wood preserving plant in Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-06: portion of 1.

The Commission has found:

That the subject request will not be in conflict with Rule 9 of the Planning Commission, relating to Environmental Shoreline Protection. It is the policy of Rule 9 to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawaii. It is also the purpose of Rule 9 to avoid permanent loss of valuable resources and the foreclosure of management options, and to insure that adequate access is provided to publicly owned or used beaches, recreation areas, and natural reserves.

The purpose of the subject petition is to establish a wood preserving plant and to provide such services to other commercial establishments or individuals in Hilo. The location of the parcel is within a General Industrial zoned district. Further, the area has to a large extent already developed into an industrial area. The airport runway is located along Kamehameha Avenue on the south side. Thus, the project is not located within an environmentally sensitive area.

The parcel is not located adjacent to the shoreline, or other recreational areas, thus access to these resources will not be affected. There are no known historic sites which will be affected. Adverse impacts to coastal waters are not anticipated since chemicals used in the wood preserving process will be in a closed system.

While the parcel may be affected by the possible realignment of Kalaniana'ole Avenue as noted by the Department of Transportation, it is not known when a decision on the final alignment will be made. Also, the present Kalaniana'ole Avenue is the preferred route. The alignment in question is the alternate should the preferred route not be approved. Thus, while we may advise the petitioner that his property and investments may be affected and suggest that he consult further with the Department of Transportation, without some firm time commitment, it is difficult to deny the petition which can meet the guidelines of Rule 9.

While there are some concerns with respect to height restrictions these may be resolved through existing regulations.

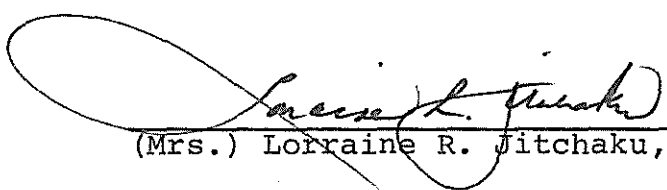
Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the establishment of a wood preserving plant which includes a steel storage building, an office and plant control building, four (4) steel tanks, an autoclave, paving of a parking area, landscaping and other related improvements at Waiakea, South Hilo, 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 proposed wood preserving plant shall conform substantially to the representations made by the petitioner.
2. That the petitioner shall commence construction within one (1) year and complete construction within two (2) years of the effective date of the Special Management Area Use Permit.
3. That the petitioner shall submit the plans to the Federal Aviation Agency for review and approval.
4. That the petitioner shall comply with the rules and regulations of the Department of Health.
5. That the petitioner shall comply with all other applicable rules and regulations, including the Plan Approval process.

Should these conditions not be met, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be August 11, 1977.

Dated at Hilo, Hawaii, this 13th day of September, 1977.

  
(Mrs.) Lorraine R. Jitchaku, Chairman

