

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
POWERS APIARIES, INC.)
for) SMA USE PERMIT NO. 44
A QUEENERY, HONEY STORAGE AND)
PROCESSING FACILITY AND)
RELATED IMPROVEMENTS)
in)
Kahauloa Iki, South Kona, Hawaii)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on November 16, 1977, considered the application of POWERS APIARIES, INC. for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the operation of a queenery, the construction of a honey storage and processing facility, and related improvements in Kahauloa Iki, South Kona, Hawaii, Tax Map Key 8-2-08:55 and portion of 22.

The Commission has found:

That the approval of the proposed agricultural development will not be in conflict with the purpose and intent of Act 176, S.L.H. 1975, and Rule 9 of the County Planning Commission. The construction of the proposed structures including site preparation should not have any significantly adverse effects on the Special Management Area. The proposal 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 as the subject parcel is not adjacent to these resources.

Although grubbing activities will remove the existing natural vegetation, it will not result in the loss of any unique native or endemic species or in the destruction of valuable habitats. Likewise, grading may significantly alter the existing topography and may adversely impact on erosion and drainage patterns with respect to abutting properties. However, strict adherence to approved grading plans should avert these consequences.

Any potentially damaging effects on air and water quality from the processing operation may be mitigated by applicable Department of Health regulations which must be complied with.

Further, that although there may be some concern for archaeological resources, this may be minimized by conditions of approval.

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

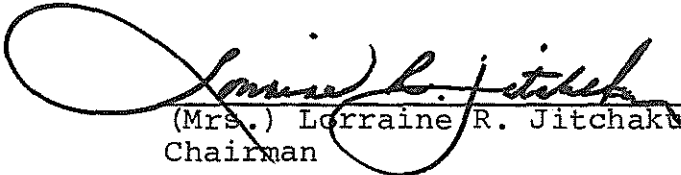
Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the operation of a queenery, the construction of a honey storage and processing facility, and related improvements in Kahauloa Iki, South Kona, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

1. *SR. - nd/nh* That construction of the proposed structures shall commence within one (1) year of the effective date of a Special Permit if such a permit is issued and shall be completed within two (2) years thereafter.
2. That the petitioner shall consult with the Chief Engineer, County Department of Public Works regarding effects of the "Coffee Mill Flood Control Project" upon the proposal; then shall submit appropriate drainage plans for the review and approval of the Chief Engineer and Planning Director.
3. That the petitioner shall provide the Department of Water Supply with projected water needs, and further shall abide by water allocation limits, if any, as prescribed by that Department.
4. That the petitioner shall comply fully with the requirements of the County (Grading) Ordinance No. 168.
5. *Submitted 11/10/77* That an archaeological reconnaissance survey of the property shall be conducted and a copy of the report be submitted to the Planning Director prior to grading.

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 November 16, 1977.

Dated at Hilo, Hawaii, this 6th day of December, 1977.


(Mrs.) Lorraine R. Jitchaku
Chairman

