

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
By)
MICKEY AND NORMA FELTHAUS)
For)
A TWO (2) STORY DUPLEX,)
DETACHED GARAGE AND RELATED)
IMPROVEMENTS)
In)
WAIAHA 1ST, NORTH KONA,)
HAWAII)

SMA USE PERMIT NO. 64

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on July 13, 1978, considered the application of Mickey and Norma Felthaus 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 a two (2) story duplex, detached garage and related improvements in Waiaha 1st, North Kona, Hawaii, Tax Map Key 7-5-18:44.

The Commission has found:

That approval of the subject request will not be contrary to Rule 9 of the Planning Commission, the Environmental Shoreline Protection Act, or Chapter 205-A, Hawai'i Revised Statutes, relating to Coastal Zone Management. The area under consideration is located almost one-half mile from the shoreline and development on the subject property as proposed is not expected to have any adverse environmental or ecological effects upon the shoreline or nearshore coastal waters. Due to the location of the subject property, the proposed development will not interfere with the use of public recreational areas, access to the shoreline, or any unique ecosystems. The subject property contains no known rare or endangered species of plants or animals nor any known historical or archaeological sites.

Further, the subject property is located in an area which has been developed for single family and double family residential use. Approval of the subject request will allow development consistent with the established character of the area and with the policies and standards of the County General Plan.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a two (2) story duplex, detached garage and related improvements in Waiaha 1st, North 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. That the petitioners or their authorized representatives shall submit plans for plan approval within one (1) year from the effective date of approval of the Special Management Area Use Permit.
2. That construction of the proposed development shall commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter.
3. That the proposed development shall conform to the representations made by the petitioners and the plans submitted with the application.
4. That should any archaeological sites be found during land preparation activities, work shall immediately cease and the petitioners or their authorized representatives shall notify the Planning Department. Work shall not commence until clearance has been obtained from the Planning Department.
5. That all other applicable rules, regulations and requirements, including those of the Departments of Health and Water Supply, shall be complied with.

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

It should also be pointed out that during the plan approval the proposed development may have to be revised. Under the zoning one duplex unit is allowed. The proposed plans show a potential third unit on the first floor which is identified as a recreation room.

The effective date of the permit shall be July 13, 1978.

Dated at Hilo, Hawaii, this 3rd day of August, 1978.



Chairman, Planning Commission

