

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR SPECIAL MANAGE-)
MENT AREA USE PERMIT)
by)
UNION OIL COMPANY)
for) SMA USE PERMIT NO. 67
AN OFFICE AND WAREHOUSE BUILDING)
AND RELATED IMPROVEMENTS)
in)
Waiakea, South Hilo, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on July 20, 1978, considered the application of UNION OIL COMPANY 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 and warehouse building and related improvements, including the relocation of a foam house at an existing marketing station site at Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-07:47 and 49.

The Commission has found:

That approval of the proposed development would not be contrary to the purpose and intent of Chapter 205-A, Hawaii Revised Statutes, the Environmental Shoreline Protection Act, or Rule 9 of the Planning Commission, "Rules and Regulations Relating to Environmental Shoreline Protection." The purpose of the subject request is to allow the replacement of an existing office and warehouse structure. The existing structure will be demolished and a new, larger building will be constructed. The proposed project is part of the petitioner's program to upgrade present facilities. The area under consideration is the site of the petitioner's marketing station. In addition to the warehouse and office structure, there are fuel tanks and loading docks existing on the property. The replacement of the office and warehouse structure, as well as the relocation of the foam house, will not change the established use of the subject property, nor measurably increase impacts on the environment than those which now exist.

The subject property has been developed and no natural ecosystems are present. Further, the property is an area which is devoted to industrial uses, most of them related to the Hilo Harbor complex. Based on the character of the existing use as well as surrounding uses, no significant adverse environmental or ecological effects are anticipated. The proposed development is expected to improve the subject

property in that the petitioner intends to connect to the existing public sewerage system along Kalaniana'ole Street and also in that the new building will eliminate some of the hazards within the existing structure.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an office and warehouse building and related improvements, including the relocation of a foam house at an existing marketing station site 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 development shall conform to the representations made by the petitioner and the plans submitted with the application.
2. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year from the effective date of approval of the Special Management Area (SMA) Use Permit.
3. That construction of the proposed development shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.
4. That the petitioner shall comply with the requirements of the State Department of Health and the County Bureau of Sewers and Sanitation.
5. That all applicable rules, regulations and requirements shall be complied with.

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

The effective date of the permit shall be July 20, 1978.

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



William F. Mielcke, Chairman
Planning Commission

