

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
WEST HAWAII MOTORS)
for)
AUTOMOTIVE SALES/SERVICE FACILITIES) SMA USE PERMIT NO. 82
AND RELATED IMPROVEMENTS)
in)
Keahuolu and Lanihau 1st,)
North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on December 14, 1978, considered the application of West Hawaii Motors 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 automotive sales and service facility and related improvements at Keahuolu and Lanihau 1st, North Kona, Hawaii, Tax Map Key 7-5-05:portions of 2 and 5.

The Commission has found:

That approval of the subject request will not result in the loss of valuable natural or cultural resources of the coastal zone. The area under consideration is not known to be a habitat for rare, threatened or endangered native or endemic species of plants or animals. There are also no known significant historic sites or remains on the subject property. Sites in surrounding areas are not expected to be adversely impacted upon by the proposed development. In fact, the subject area has been graded and cleared as authorize through a previously granted Special Management Area Use Permit.

The property involved is situated in an area which has been developed or is currently being developed. It is in an area which provides essential back-up services for both Kailua Village in particular and the Kona region in general. Further, the subject property is relatively distant from the shoreline and coastal resources.

The granting of the subject request will not limit public access to publicly owned or used beaches, recreational areas or natural reserves. The site is located adjacent and to the south of the old Kona Airport recreational area.

The proposed development, however, will not interfere with access to adjacent public recreational areas nor to the shoreline.

Adverse impacts expected to occur will be primarily during the construction phase. These, however, can be adequately mitigated through existing rules, regulations and requirements.

Based on the above, it is determined that approval of the proposed development will not be contrary to the guiding policies and objectives of the Hawaii Coastal Zone Management Program as contained in Chapter 205-A, Hawaii Revised Statutes nor will it be in conflict with Rule 9 of the Planning Commission or any other County or State environmental goals, policies and objectives.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an automotive sales and service facility and related improvements at Keahuolu and Lanihau 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 petitioner or its authorized representative shall submit plans for preliminary plan approval within one (1) year from the effective date of approval of the Special Management Area Use Permit. The petitioner shall also be responsible for securing final plan approval.
*Submitted 11/15/84
PA - Ahaha*
2. That construction of the proposed development shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
PA - Ahaha
3. That the proposed development shall conform substantially to the plans submitted and the representations made by the petitioner.
4. That the proposed Lanihau Road shall be completed prior to the issuance of an occupancy permit for the proposed development.
5. That should any archaeological sites or remains not in the Soehren survey report be found during construction, work shall immediately cease until a review and clearance has been obtained from the Planning Department.
6. That all other applicable rules, regulations, and requirements shall be complied with.

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 the permit shall be December 14, 1978.

Dated at Hilo, Hawaii, this 25th day of January, 1979.



William F. Mielcke
Chairman, Planning Commission

APPROVED as to
FORM and LEGALITY
Sandra O. Potts
DEPUTY CORPORATE CLERK
COUNTY OF HAWAII
Date JAN 10 1979