

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
CYPRUS HAWAIIAN CEMENT )  
CORPORATION )  
for )  
THE CONSTRUCTION OF A SILO, )  
CONTROL BUILDING, TRUCK SCALE )  
AND RELATED IMPROVEMENTS )  
in )  
Kawaihae, South Kohala, Hawaii )

SMA USE PERMIT NO. 104

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 28, 1979, considered the application of CYPRUS HAWAIIAN CEMENT CORPORATION 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 silo, control building, truck scale and related improvements at Kawaihae Harbor, Kawaihae, South Kohala, Hawaii, Tax Map Key 6-1-03:44.

The Commission has found:

That the proposed improvements are not expected to have any significant adverse ecological or environmental impact on the special management area. The purpose of this request is to allow the construction of a 95-foot high cement storage silo in order to facilitate the commercial delivery of bulk portland cement for the West Hawaii region.

The Kawaihae harbor area was constructed from coral fill and is devoid of native vegetation or unique topographic features. Consequently, the proposed improvements are not expected to increase the degree of environmental impact which presently exists. Furthermore, the proposed improvements are situated over 250 feet from the shoreline and therefore will not have a direct impact on the coastal waters nor interfere with recreational or public access areas along the shoreline.

The primary impact associated with the proposed development will be the visual impact of the proposed 95-foot high structure. However, this impact will be somewhat mitigated by the painting of the structure a medium-blue color to blend with the ocean-sky environment. Furthermore, it is determined the proposed structure will not be inconsistent with the existing structures and improvements in the Kawaihae area. Situated on the subject area are two 50-foot high silos. Further, in the near vicinity, there are presently existing other silos approximately 80 feet in height as well as the 100-foot high interstate storage facility. Consequently, while there may be a visual impact on the surrounding areas resulting from the construction of the proposed improvements, it is determined that this impact will be mitigated to the greatest extent practicable through the conditions of approval.

That the proposed improvements are consistent with the Transportation Element of the General Plan and the Economic Objectives and Policies of Chapter 205-A, Relating to Coastal Zone Management. The General Plan states as a course of action for the South Kohala area that the facilities at Kawaihae should be improved to meet increased shipping needs. Furthermore, it is a Coastal Zone Management policy to direct the location and expansion of harbor facilities to areas presently designated and used for such developments.

Based on the above, it is determined that the approval of the proposed development will not be in conflict with the objectives and policies of the Hawaii Coastal Zone Management Program as contained in Chapter 205-A, Hawaii Revised Statutes or Rule No. 9 of the Planning Commission, Relating to Environmental Shoreline Protection.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a silo, control building, truck scale and related improvements at Kawaihae Harbor, Kawaihae, South Kohala, 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 proposed improvements shall substantially conform to the plans submitted and representations made by the petitioner.
2. That the petitioner shall submit plans for and secure final plan approval within one (1) year from the effective date of the SMA Use Permit.
3. That the petitioner shall provide landscaping around the perimeter of the subject area. Detailed landscaping plans shall be submitted at the time of plan approval.

4. That the concrete storage silo shall be painted with a medium-blue color or some other color as may be agreed to by the Planning Director. Further, the height of the silo shall not exceed ninety-five (95) feet in height.
5. That all other applicable rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be complied with, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of the permit shall be June 28, 1979.

Dated at Hilo, Hawaii, this 19th day of July, 1979.



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WILLIAM F. MIELCKE  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:



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Deputy Corporation Counsel  
County of Hawaii

Date: JUL 10 1979.