

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

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|-----------------------------------|---|----------------|
| APPLICATION FOR |) | |
| SPECIAL MANAGEMENT AREA |) | |
| USE PERMIT |) | SMA USE PERMIT |
| by |) | NO. 157 |
| STATE DEPARTMENT OF |) | |
| TRANSPORTATION, HARBORS DIVISION |) | |
| for |) | |
| CONSTRUCTION OF A SHOP/WAREHOUSE |) | |
| BUILDING AND RELATED IMPROVEMENTS |) | |
| in |) | |
| KUHIO WHARF, WAIAKEA, |) | |
| SOUTH HILO, HAWAII |) | |
| |) | |

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on May 7, 1981, considered the application of STATE DEPARTMENT OF TRANSPORTATION, HARBORS DIVISION for a Special Management Area Use Permit in accordance with Rule No. 9 of the Planning Commission, Rules and Regulations Relating to Environmental Shoreline Protection to allow the construction of a shop/warehouse building and related improvements at Kuhio Wharf, Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-09:26.

The Commission has found the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the request is to allow the construction of a 2,480 square foot shop/warehouse building and related improvements.

The subject area is a portion of the Kuhio Wharf Complex which has been extensively improved and used for shipping and related industrial purposes. This area has been extensively altered including dredging and filling of the harbor. Consequently, the proposed development is not anticipated to have any significant adverse impacts on coastal ecosystem or habitats which presently exist.

No adverse impacts on air quality are expected to be generated by the proposed development. Air pollution generated during the construction phase can be mitigated by existing regulations. Erosion and drainage patterns should not be affected as a result of the construction of the shop/warehouse facilities in the Hilo Harbor industrial area.

The project site is located within the potential tsunami inundation area Safety Flood Hazard District 16-feet. As such, the proposed structure must comply with the building codes relating to construction within the flood hazard/tsunami district.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines established by Chapter 205-A, Hawaii Revised Statutes. These objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County. Because of the limited nature of the proposed improvement and the prior development of the subject and surrounding areas, the granting of this request will not impact on the historic, recreational and scenic resources.

That the proposed development is consistent with the General Plan and Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide Map identifies the entire Hilo Harbor area for industrial uses. The General Plan also encourages the improvement of existing terminal facilities which would promote and influence the desired land use. The new building would enable the petitioner to consolidate the storage of supplies and equipment in one area and also remove the high level of noise created by power tools from the Harbors Division office.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse impacts on the surrounding area. Furthermore, its approval will be consistent with the Objectives and Policies of Chapter 205-A, HRS, relating to Coastal Zone Management, Rule 9 of the County of Hawaii Relating to the Special Management Area, and the General Plan of the County of Hawaii.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a shop/warehouse building and related improvements at Kuhio Wharf, Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-09:26, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the petitioner, the State Department of Transportation, Harbors Division, will be responsible for complying with all of the stated conditions of approval.
2. That the proposed improvements shall substantially conform to the plans submitted and the representations made by the petitioner or its authorized representative.
3. That plans shall be submitted and Final Plan Approval secured for the subject improvements within one year from the effective date of the Special Management Area Use Permit.
4. That construction of improvements shall commence within one year from receipt of Final Plan Approval and shall be completed within two (2) years thereafter.
5. That all applicable requirements for construction within the Safety Flood District shall be complied with.
6. That all other applicable rules, regulations, and requirements, including those of the Department of Health and the Department of Public Works shall be complied with.

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

The effective date of this Permit shall be May 7, 1981.

Dated at Hilo, Hawaii, this 27th day of May, 1981.


BERT. H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII
Date: 21 May 81