

CERTIFIED MAIL

March 25, 1986

Mr. J. Eliot Merk
P. O. Box 1357
Hilo, HI 96721

Dear Mr. Merk:

Special Management Area Use Permit Application
TMK: 2-1-07:9

The Planning Commission at its duly held public hearing on March 19, 1986, voted to approve your application, Special Management Area (SMA) Use Permit No. 236, to allow the construction of three industrial buildings to be used as self-service storage facility and as general contractor's office with associated tool and equipment storage space at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposed development is consistent with the objectives, policies and Special Management Area Guidelines as established by Chapter 205-A, Hawaii Revised Statutes (HRS). These objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County.

The proposal would allow construction of two (2) warehouse buildings and one (1) warehouse/office building. These improvements should not have any significant adverse impact on the environmental or ecological resources of the Special Management Area.

The subject property and surrounding areas have been extensively improved, no rare or endangered species of flora or fauna are present on the site.

Since the project site is located approximately 350 feet from the shoreline, it poses no threat to coastal ecosystems or public access to the shoreline, nor should there be any adverse

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impacts on the recreational resources of the area. There are no known historical sites on the subject property.

Impacts from the proposed development will be short term such as noise and dust associated with construction projects. These disruptions can be minimized through acceptable construction practices and proper planning. All development related runoff will be disposed of on site as required by the Department of Public Works.

The proposed warehouse/office construction is consistent with the General Plan designation of Industrial and the County Limited Industrial Zoning.

Based on the foregoing, the proposed development will not have any substantial adverse impact on the surrounding area. Its approval will be consistent with Chapter 205-A, HRS, relating to Coastal Zone Management; Rule 9 of the Planning Commission, relating to the Special Management Area; Chapter 25, Zoning Code, of the Hawaii County Code; and the Hawaii County General Plan.

Approval of this SMA Use Permit request is subject to the following conditions:

1. The petitioner, its successors, or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Plans for Plan Approval shall be submitted to the Planning Department within one year from the effective date of this SMA Permit.
3. Construction of the three buildings shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
4. Comply with the Department of Public Works, Bureau of Sewers and Sanitation and the Department of Water Supply requirements.
5. Comply with all other applicable rules, regulations and requirements.
6. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Management Area Use Permit shall be void.

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Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Barbara A. Koi

Barbara A. Koi
Chairperson, Planning Commission

cc: DPED, CZM Program w/background
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section