

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 89-6

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on May 4, 1989, an assessment on the application of HILO MINI-GOLF COURSE for a Special Management Area (SMA) Minor Use Permit pursuant to Section 9.7.C., Rule 9 of the Planning Commission Rules Relating to Administrative Procedures, as amended. The permit request is for: Construction of an addition to the snack shop at the Hilo Mini-Golf Course, South Hilo, Hawaii, TMK: 2-2-53:05

As indicated on the attached report, the Director finds that the proposed development is:

- 1) not in excess of \$65,000; and
- 2) will not significantly affect the SMA.

Therefore, with concurrence of the Chief Engineer, the Director hereby grants to the applicant a minor use permit under the authority vested in him by Section 9.7.C of said Rules, with the following condition(s) that:

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. Secure Final Plan Approval from the Planning Department.
3. Comply with all other applicable rules, regulations and requirements.
4. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, this permit shall be void.

Herbert Bayana
for Chief Engineer, DPW

Anne Kane
Planning Director

Attachment

6257A-5/84

BACKGROUND

2606Q 5/4/89

William K. Wallace is requesting a Special Management Area (SMA) Minor Use Permit to allow the construction of an addition to the snack shop at the Hilo Mini-Golf Course. The subject parcel is located on the makai side of Kilauea Avenue near the corner of Kilauea Avenue and Maile Street, South Hilo, Hawaii, Tax Map Key 2-2-53:05.

Specifically, the applicant proposes to construct a 5 foot 6 inch by 9 foot addition to the snack shop. The snack shop is intended for use by the clients who use the existing mini-golf and water slide complex. The total cost of the project will be \$1200.

In support of the petition, the applicant stated, in part, the following:

"The proposed extension is necessary to make the concession stand a safer area to work in, to improve the ventilation for the staff, to improve storage and make more convenient and safer for the customers."

The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for High Density Urban Development. The State Land Use District Classification is Urban, and the County zoning is General Commercial with a minimum lot size requirement of 7,500 square feet (CG-7.5). Surrounding lands are also zoned for and contain commercial uses. According to the Flood Insurance Rate Map (FIRM), prepared by the U.S. Army Corps of Engineers, the area is within Zone C, the area of minimal flooding.

Since the subject parcel has been extensively developed, and the project site is devoid of vegetation, there are no rare or endangered

species of plants or animals present, nor are there any sites of historic significance. Waiakea Fish Pond is approximately 400 feet from the project, and Hilo Bay is nearly 4,000 feet away, so there will be no effect on any coastal ecosystem.

RECOMMENDATION

An SMA Minor Use Permit is issued based on the following findings:

1. The total valuation of the proposal will not exceed \$.65,000; and
2. The proposal will not result in a significant adverse effect on the Special Management Area.

The proposed project is consistent with the Special Management Area objectives, policies, and guidelines. These were established to provide guidance for the preservation, protection and development of the coastal resources of the State and County. The guidelines identify several areas of management concerns including recreational, historic, and scenic and open space resources, coastal ecosystems, economic uses, and coastal hazards.

Because the project site has already been extensively improved, and because the snack shop is self contained and free standing, it is not anticipated to have any adverse impact on the environment. There are no known rare species of plant or animal life on the subject property. Likewise, no negative impact is expected on the recreational, historical, or scenic/open space resources of the area. Because of the distance from the shoreline, public access will not be affected. The economic uses of the established business will be improved by providing greater utilization of the subject parcel.

The proposed project use is consistent with the present General Commercial zoned district as well as the General Plan's High Density Urban designation.

Based on the foregoing, it is determined that the granting of the request will not create a significant adverse effect on the environment and, therefore, will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management; Rule 9 of the Planning Commission relating to the Special Management Area; the Hawaii County Zoning Code; or the General Plan.

A Special Management Area Minor Use Permit is approved subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. Secure Final Plan Approval from the Planning Department.
3. Comply with all other applicable rules, regulations and requirements.
4. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, this permit shall be void.