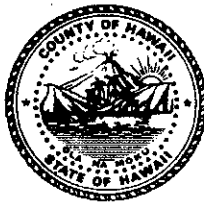


William P. Kenoi
Mayor



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Special Management Area Minor Permit No. 12-000202

Project: Construction of a Bus Stop and Shelter within the Right-of-Way
Applicant: County of Hawai'i, Mass Transit Agency
Land Owner: County of Hawai'i
Location: (1) adjacent to 2-1-3:1, Banyan Resorts, Waiākea, Hilo, Hawai'i
(2) adjacent to 2-1-6:12, Ponds (East), Waiākea, Hilo, Hawai'i
(3) adjacent to 2-1-11:5, Keaukaha Beach Park, Waiākea, South Hilo, Hawai'i
(4) adjacent to 9-6-1:3 & 13, Punalu'u Beach Park, Ka'ū, Hawai'i

Applicant's Request

1. Project Description:

A bus stop and bus shelter is proposed for three Hilo and one Punalu'u sites.

The project will provide a pre-manufactured bus shelter on a 11'x8' concrete slab with a 5'x8' concrete landing pad for wheelchair access to a bus lift. Other elements include signage, pavement markings and miscellaneous appurtenant work to restore the area after construction activities. The bus shelter and pad will meet with Americans with Disability Act Guidelines.

These structures will be constructed entirely within the improved County right-of-ways.

2. Purpose of Project:

The proposed project will improve the island wide bus system facilities.

3. Project Valuation: \$80,000 for the four sites.

4. Determination:

According to Chapter 205A-22, HRS, and Planning Commission Rule No. 9-4(e)(1)(E) relating to the Special Management Area, "*Construction, reconstruction, demolition, or alteration of the size of any structure*" is not exempt from the definition of "development." Therefore, the proposed project requires a SMA Minor Permit.

State and County Plans

1. **Landowner:** All improvement will be within the County's right-of way.
2. **State Land Use District:** The project areas are all designated Urban by the State Land Use Commission.
3. **General Plan:** The project sites are located within either the Resort or Open areas as designated by the Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
4. **County Zoning:** There are no zonings for County right-of-ways.
5. **Special Management Area (SMA):** Although the project areas are located within the SMA, they are not located in a "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS). Approximate distance from the coastline range from 75 feet to 500 feet.
6. **Flood Zone:** Flood Zone "VE".

Compliance with Objectives and Policies of Chapter 205A, Hawaii Revised Statutes (HRS), Regarding the Special Management Area

All project areas are within the existing right-of-way and do not have frontage along the coastline. Therefore, the proposed improvements will not affect lateral public access or coastal recreational resources available to the public.

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawaii County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

- ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
- ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
- ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
- ☒ Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.

The proposed development is consistent with the Hawaii County General Plan and Zoning Code.

The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.

The estimated project cost of \$80,000 is not in excess of \$500,000.

The enclosed Department of Public Works, Engineering Division memorandum dated January 29, 2012 states the following:

"We have reviewed the subject application for compliance with Chapter 27, Floodplain Management, forwarded by your memo dated January 25, 2012 and offer the following comments for your consideration.

Each proposed bus stop and shelter is in an area designated as Flood Zone VE on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Flood Zone VE is the Special Flood Hazard Area inundated by the 100-year flood (1% chance of occurring in any given year). All construction shall comply with the requirements of Chapter 27, Floodplain Management, of the Hawai'i County Code."

Pursuant to Planning Commission Rule Section 9-10(E), **Special Management Area Minor Permit No. 12-000202** is hereby approved for the construction a bus stop and bus shelter in the County's right-of-way adjoining the subject tax map key parcels. This approval is subject to the applicant's compliance with the conditions of approval as specified below.

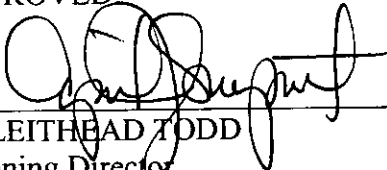
Conditions of Approval

The Planning Director has approved SMA Minor Permit No. 12-000202 subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all required permits from affected state and county agencies as necessary to comply with all applicable laws and regulations.
3. The construction of the bus stops and bus shelters shall be completed within two (2) years from the date of approval of this permit.
4. An extension of time for the performance of the conditions contained herein may be granted by the Planning Director upon the following circumstances:
 - a) The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence;
 - b) Granting of the time extension would not be contrary to the original reasons for the granting of the permit; and
 - c) The time extension granted shall be for a period of not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended up to one additional year).

5. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

APPROVED:



BJ LEITHEAD TODD
Planning Director

2.8.12
Date