

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR A T-HANGAR
FOR THE STORAGE AND MAINTENANCE OF A PRIVATE AIRCRAFT
JEFFREY M. ELLIS
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEĀHOLE
TAX MAP KEY: (3) 7-3-43: PORTION OF 003 HAWAII

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS).

APPLICANT:

Jeffrey M. Ellis, whose address is P.O. Box 383171, Waikoloa, Hawai'i 96738.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keāhole (KOA), Kailua-Kona,
Island of Hawai'i, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREA:

Building/Room No. 422-109, containing an area of approximately 1,464 square feet, as
shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:	Urban & Conservation
County of Hawai'i:	Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES___ NO X

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CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawai'i, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

T-hangar for storage and maintenance of a private aircraft (1996 Commander 114-B, Tail No. N-823JW).

COMMENCEMENT DATE:

Upon complete execution of the revocable permit.

MONTHLY RENTAL:

\$778.00 (as determined from the Appraisal Report for the Estimate of Annual, Fair Market Lease Rental Values of T-Hangars and Sprung Structures, Ellison Onizuka Kona International Airport at Keāhole, prepared by ACM Consultants, Inc., dated 3/15/21).

SECURITY DEPOSIT:

\$2,334.00, or three (3) times the monthly rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai'i, Department of Transportation, Airports Division, has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI), Airfield, Terminal, and Facility Improvements for the Kona International Airport at Keāhole, published by the Office of Environmental Quality Control (OEQC) in the March 23, 2013, issue of The Environmental Notice.

Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to Jeffrey M. Ellis for a T-hangar for the storage and maintenance of a private aircraft at KOA.

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RECOMMENDATION:

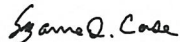
Based on this submittal, and testimony and facts presented, the Department of Transportation recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to Jeffrey M. Ellis, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

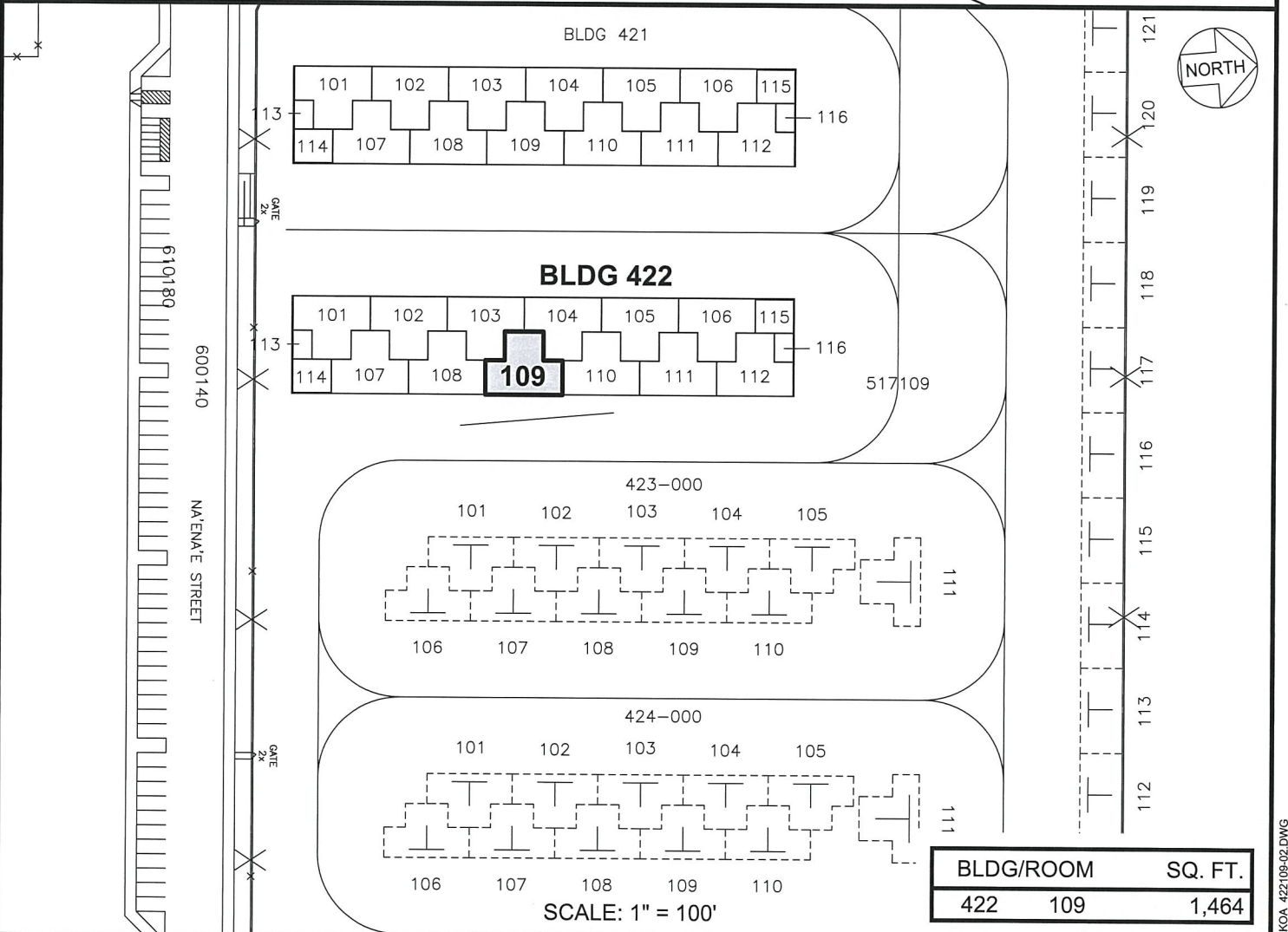
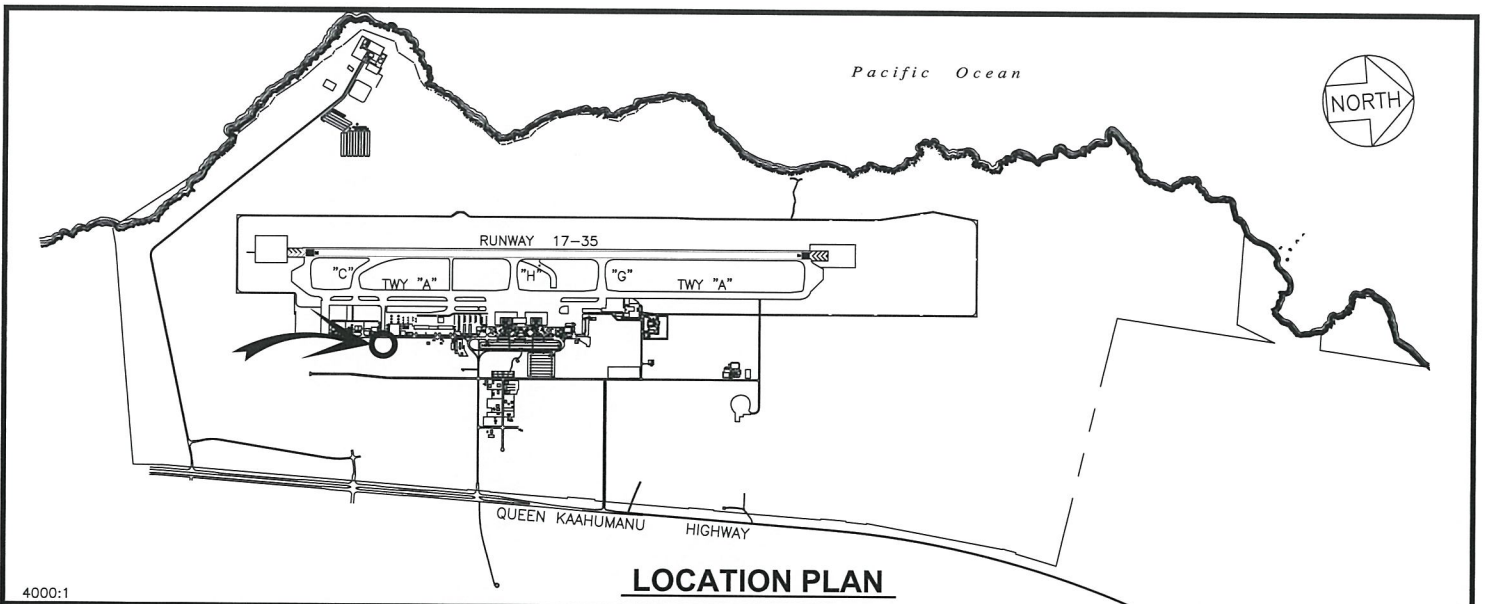


JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson
Board of Land and Natural Resources



RP-9356

DATE : AUGUST 2022

EXHIBIT: **A**



Airports Division

JEFFREY M. ELLIS

T-HANGAR

422109

PLAT 60

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE