

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE  
OF A T-HANGAR FOR STORAGE AND MAINTENANCE OF AN  
AIRCRAFT TO SUPPORT AERIAL SURVEYING OPERATIONS  
SNOWBIRD AIR LLC  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Section 171-55, as amended.

APPLICANT:

Snowbird Air LLC (SAL), whose mailing address is P.O. Box 231049, Anchorage,  
Alaska 99523.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona,  
Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-043: Portion of 003.

AREA:

Building/Room No. 421-104, containing an area of approximately 1,464 square feet, as  
shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:  
County of Hawaii:

Urban & Conservation  
Industrial (MG-1a) and Open

**ITEM M-16**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A T-HANGAR FOR STORAGE AND MAINTENANCE OF AN AIRCRAFT TO SUPPORT AERIAL SURVEYING OPERATIONS, SNOWBIRD AIR LLC  
Page 2

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded  
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governors 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 Hawaii, Department of Transportation (HDOT) for Airport Purposes.

CHARACTER OF USE:

SAL will use the T-hangar for storage and maintenance of aircraft (1978 Cessna 172, Tail No. N-738WY) to support its aerial surveying operations at KOA.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$1,449.36 (based on a rate of \$11.88 per square foot per annum for commercial use of a T-hangar, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$4,348.08, or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact, Airfield, Terminal, and Facility Improvements for the Kona International Airport at Keahole, published by the Office of Environmental Quality Control in the March 23, 2013, issue of The Environmental Notice.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A  
T-HANGAR FOR STORAGE AND MAINTENANCE OF AN AIRCRAFT TO SUPPORT  
AERIAL SURVEYING OPERATIONS, SNOWBIRD AIR LLC

Page 3

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 HRS, Section 171-55, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to SAL for the commercial use of a T-Hangar for the storage and maintenance of aircraft in support of its aerial surveying operations at KOA.

RECOMMENDATION:

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

Respectfully submitted,

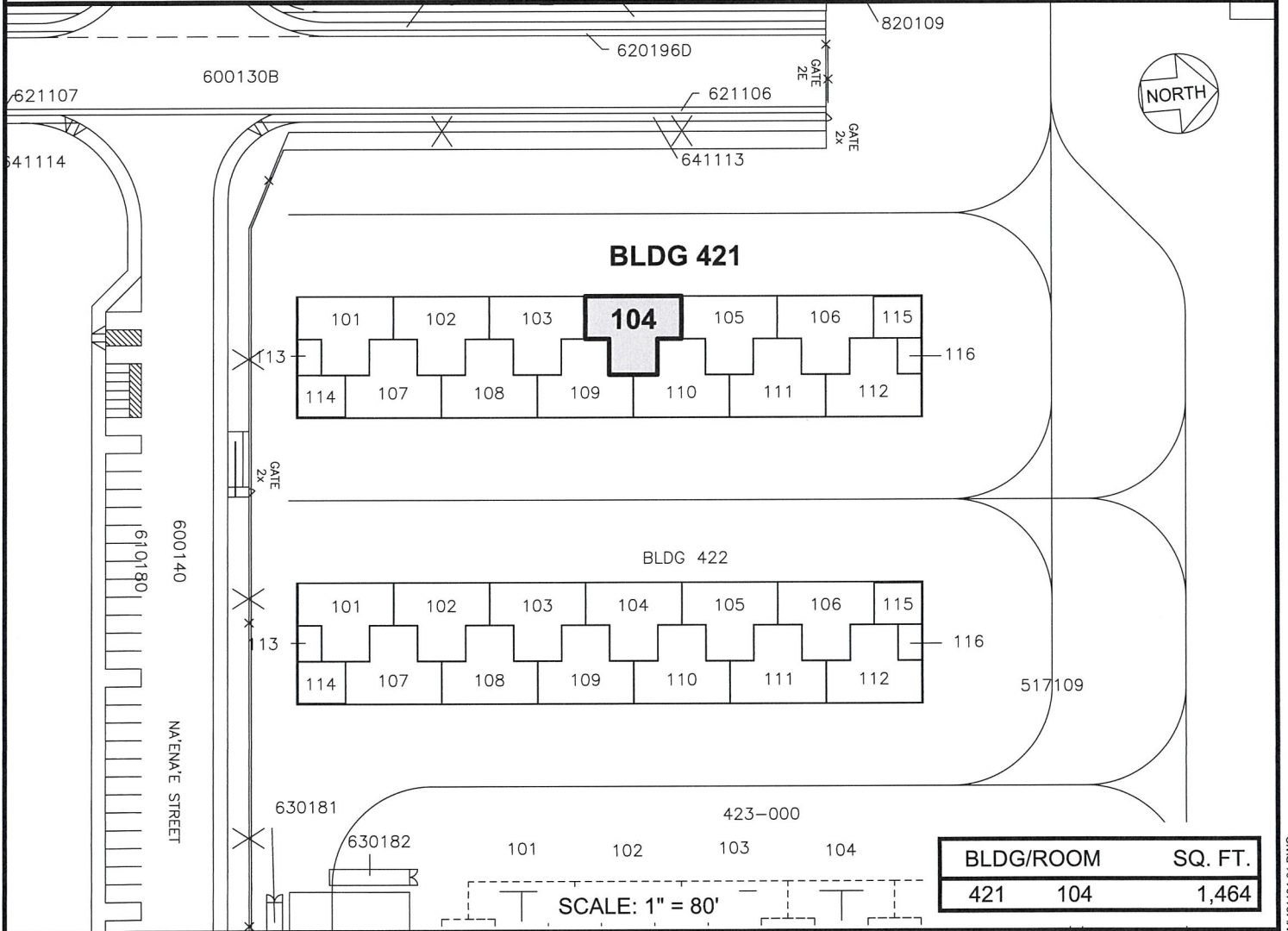
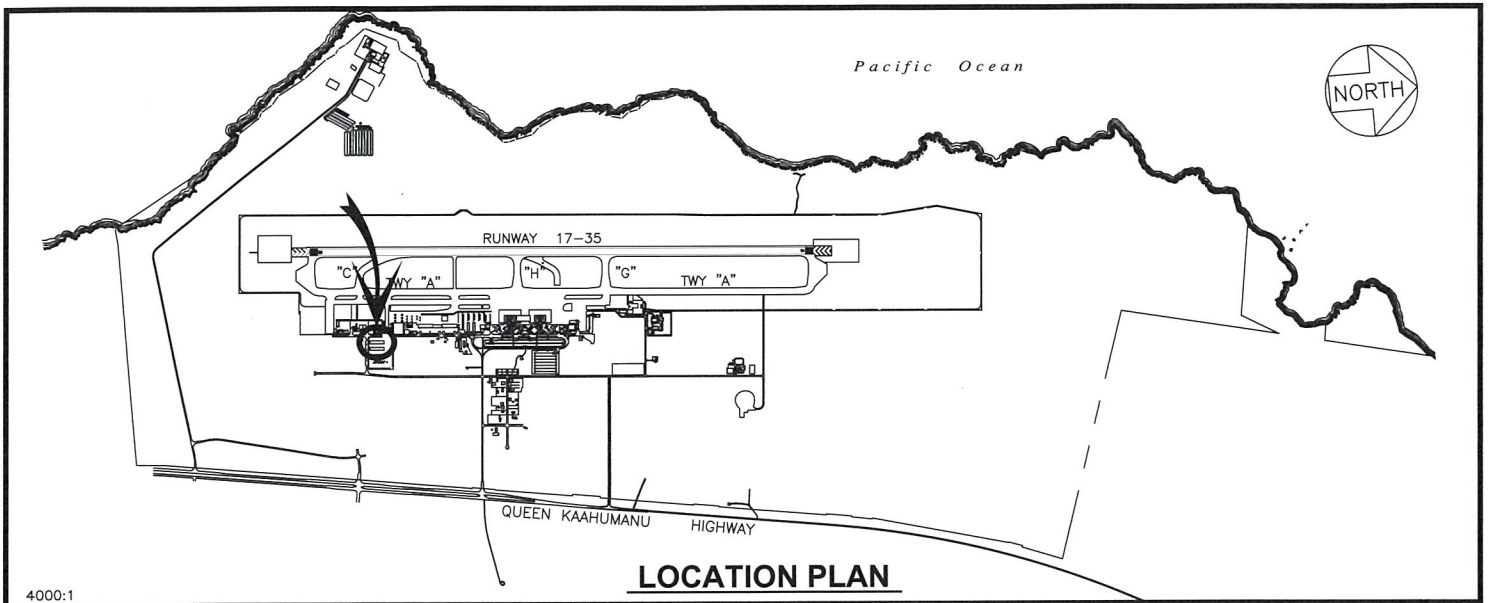


EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG  
Chairperson  
Board of Land and Natural Resources



DATE : JULY 2023

EXHIBIT: **A**

DEPARTMENT OF TRANSPORTATION  
STATE OF HAWAII

**AIRPORTS**

**SNOWBIRD AIR LLC**

**T-HANGAR**

**421104**

**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**

N:\AIRPORTS\KOA\_KONACAD\FM21104-01.DWG