

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'ŌKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 24.0712

October 24, 2024

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A T-HANGAR
FOR STORAGE AND MAINTENANCE OF AIRCRAFT IN SUPPORT OF A
COMMERCIAL AERONAUTICAL GLIDER TOWING BUSINESS
PFISTER'S FLYING WAHINE LLC
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:017 (PORTION)

OAHU

APPLICANT:

Pfister's Flying Wahine LLC, whose mailing address is 68-077 Akule Street, Apt. D,
Waialua, Hawaii 96791.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Section 26-19 and 171-2, as amended.

LOCATION AND TAX MAP KEY:

A portion of Kawaihapai Airfield, Waialua, Island of Oahu, State of Hawaii, identified by
Tax Map Key: 1st Division, 6-8-014:017 (portion).

AREA:

Building/Room No. 402-102, containing an area of approximately 1,107 square feet,
as shown and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District: Agriculture
City and County of Honolulu LUO: AG-2

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Page 2

LAND TITLE STATUS:

Ceded land, which the State of Hawaii is currently leasing the land from the United States of America.

CHARACTER OF USE:

Commercial use of a T-Hangar for storage and maintenance of aircraft (1959 Cessna 182B, Tail No. N-7143E) in support of a commercial aeronautical glider towing business.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$608.50 (\$553.50, as determined from the State of Hawaii, Department of Transportation (HDOT) Schedule of Rates and Charges commercial rate for a T-Hangar, established by appraisal of Airports property statewide plus \$55.00 for electricity).

SECURITY DEPOSIT:

\$1,825.50, 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 subject land area is covered by the revised and updated Environmental Assessment for the Dillingham Airfield Master Plan and FAR Part 150 Noise Compatibility Program project, referenced as State Contract No. 26985, State Project No. AO2011-01. This Environmental Assessment evaluated the environmental effects of the recommended Dillingham Airfield Master Plan to meet existing and forecast general aviation demands and was prepared for the HDOT.

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Page 3

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Pfister's Flying Wahine LLC situated at Kawaihapai Airfield, for commercial use of a T-Hangar for storage and maintenance of aircraft in support of a commercial aeronautical glider towing business.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Pfister's Flying Wahine LLC, including its conditions and rent, will serve the best interests of the State.

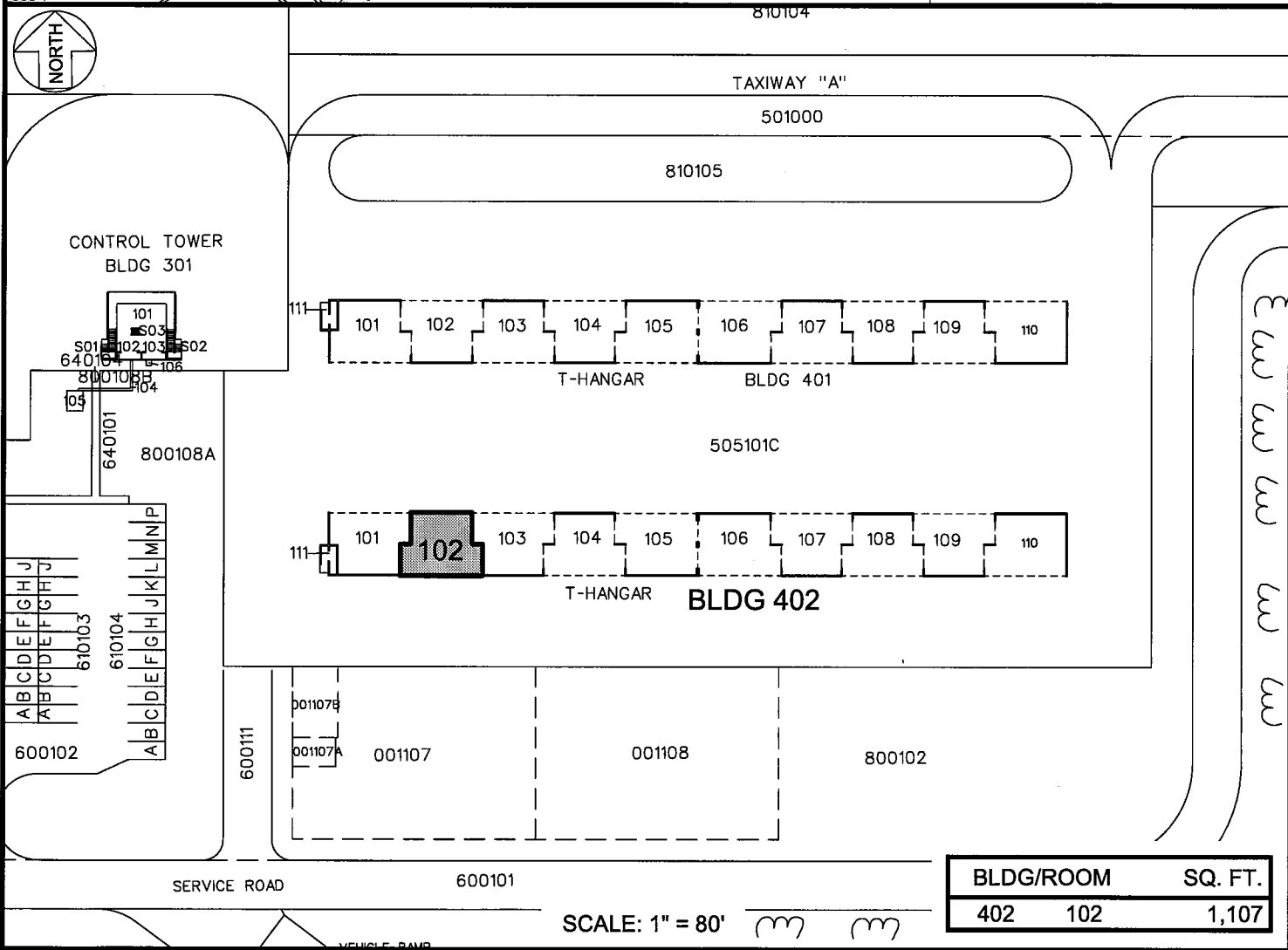
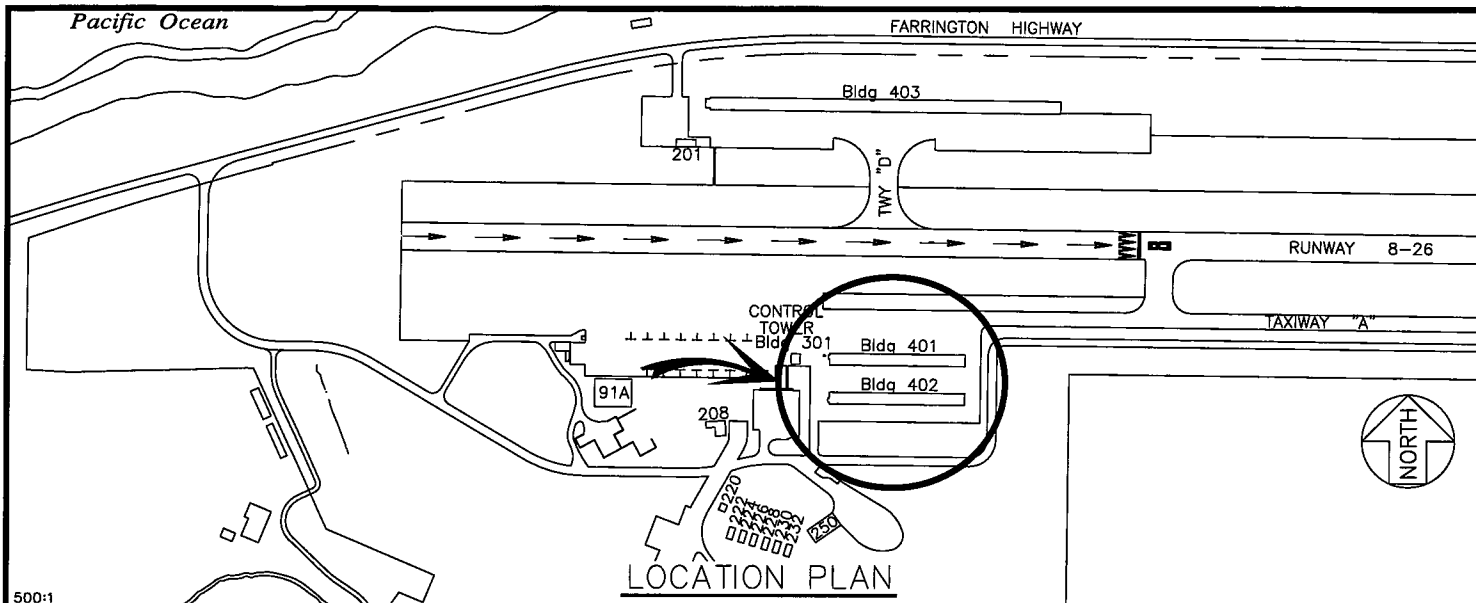
Respectfully submitted,



CURT T. OTAGURO


Deputy Director of Transportation for Airports

Attachment



BLDG/ROOM	SQ. FT.
402 102	1,107

SCALE: 1" = 80'

RP-9600	DATE : AUGUST 2024	EXHIBIT: A
 AIRPORTS	PFISTER'S FLYING WAHINE LLC	T-HANGAR
		402102

DILLINGHAM AIRFIELD

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