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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 25.0039

February 13, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF TWO
T-HANGARS FOR STORAGE OF AIRCRAFT AND MAINTENANCE HANGAR IN
SUPPORT OF A COMMERCIAL AERONAUTICAL FLIGHT INSTRUCTION BUSINESS
KEITH G. JOHNSTON DBA JOHNSTON AVIATION
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:001 (PORTION)

OAHU

APPLICANT:

Keith G. Johnston dba Johnston Aviation, whose mailing address is 2407 Parker Place,
Honolulu, Hawaii 96822.

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, 6-8-014:001 (portion).

AREA:

Building/Room No. 401-110, containing an area of approximately 1,201 square feet; and
Building/Room No. 402-106, containing an area of approximately 1,202 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

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF TWO T-HANGARS
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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:

Keith G. Johnston dba Johnston Aviation will use the two T-Hangars for storage of aircraft (1957 Cessna 172/N8299B and 1972 Cessna 150/N18503) and maintenance hangar in support of a commercial aeronautical flight instruction business.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$1,311.50 (\$1,201.50, as determined from the State of Hawaii Department of Transportation (HDOT) Schedule of Rates and Charges commercial rate for two T-Hangars, established by appraisal of Airports property statewide plus \$110.00 for electricity).

SECURITY DEPOSIT:

\$3,934.50, or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed: N/A
Registered business name confirmed: N/A
Good standing confirmed: N/A

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 Keith G. Johnston dba Johnston Aviation, situated at Kawaihapai Airfield, for commercial use of two T-Hangars for storage of aircraft and maintenance hangar in support of a commercial aeronautical flight instruction 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 Keith G. Johnston dba Johnston Aviation, 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

Pacific Ocean

FARRINGTON HIGHWAY

RUNWAY 8-26

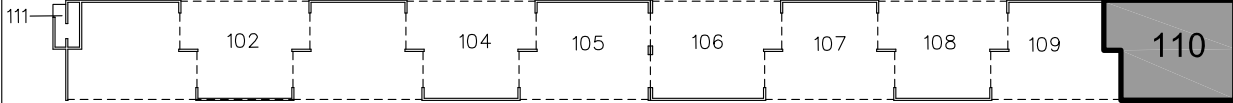
TAXIWAY "A"

1500:1

TAXIWAY "A"

501000

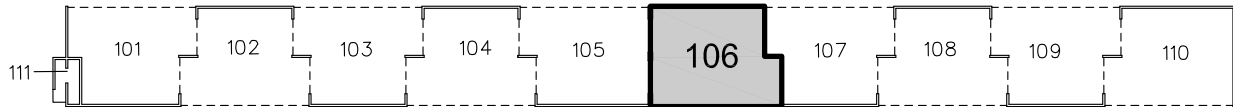
810105



T-HANGAR

BLDG 401

505101C



T-HANGAR

BLDG 402

600111

001107B

001107A

001107

SCALE: 1" = 60'

80'

BLDG/ROOM		SQ. FT.
401	110	1,201
402	106	1,202

RP-9621

DATE : NOVEMBER 2024

EXHIBIT: **A**



AIRPORTS

KEITH G. JOHNSTON
DBA JOHNSTON AVIATION

T-HANGARS

401110
402106

DILLINGHAM AIRFIELD

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