



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

AIR-PM 25.0102

February 27, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR USE OF A T-HANGAR FOR
STORAGE AND MAINTENANCE OF A PERSONAL AIRCRAFT
KEITH FITCH-MCCONNELL AND GABRIEL WINKLER
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANTS:

Keith Fitch-McConnell and Gabriel Winkler, whose address is 73-1224 Kaulaniakea Drive,
Kailua-Kona, Hawaii 96740.

LEGAL REFERENCE:

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

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. 422-105, 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 Hawaii:	Industrial (MG-1a) and Open

ITEM C-5

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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:

T-Hangar for storage and maintenance of a personal aircraft (1975 Cessna 182P, Tail No. N99MV).

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$644.00 (as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports properties statewide).

SECURITY DEPOSIT:

\$1,932.00, or three times the monthly rental in effect.

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 KOA, published by the Office of Environmental Quality Control 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.

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REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to Keith Fitch-McConnell and Gabriel Winkler for use of a T-Hangar for the storage and maintenance of a personal aircraft at KOA.

RECOMMENDATION:

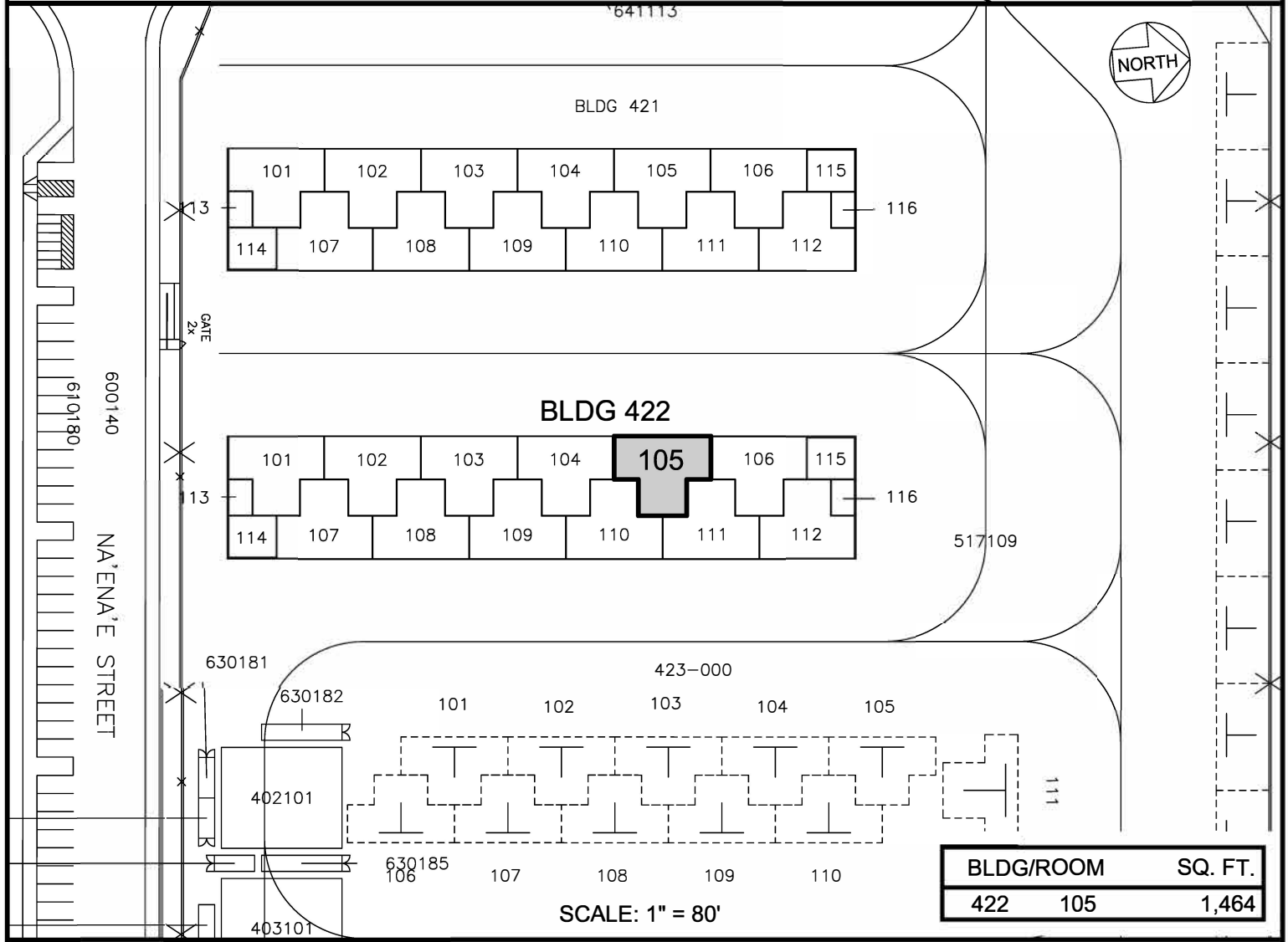
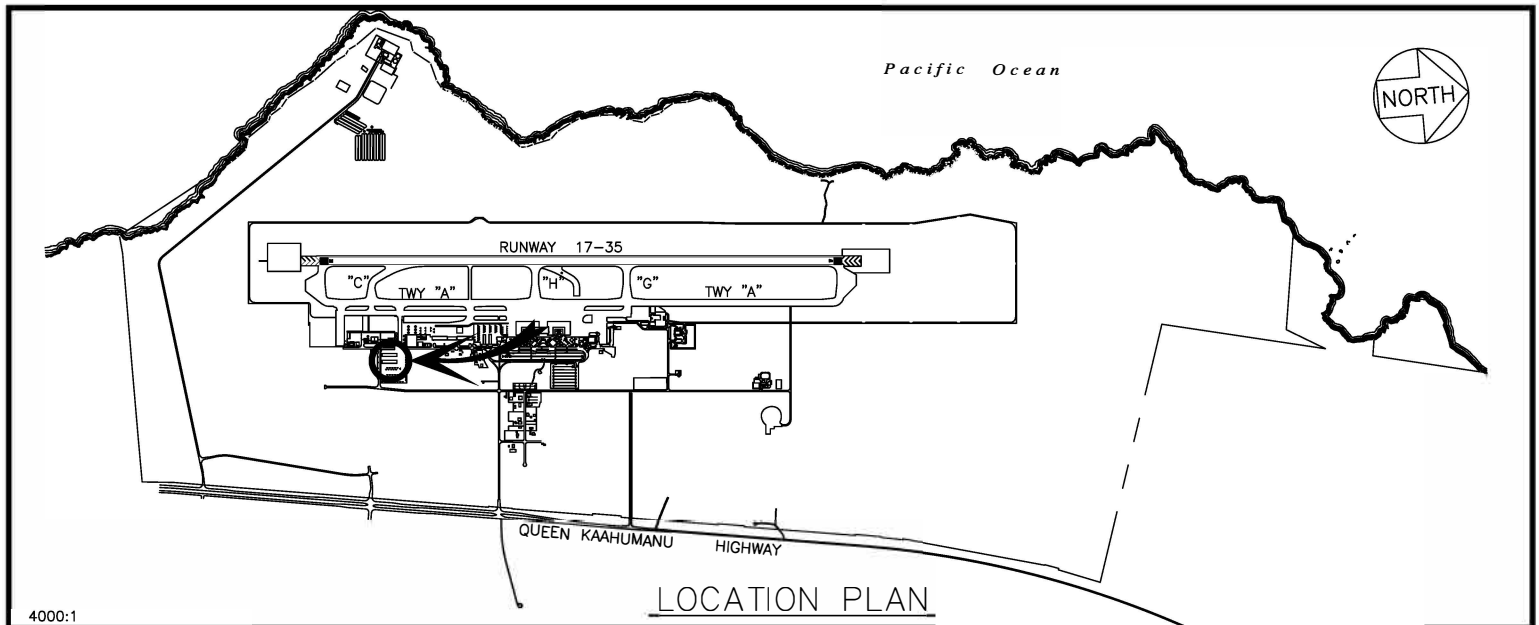
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Keith Fitch-McConnell and Gabriel Winkler, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



RP-9650

DATE : SEPTEMBER 2024

EXHIBIT: **A**



AIRPORTS

KEITH FITCH-MCCONNELL &
GABE WINKLER

T-HANGAR

422105

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