

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
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 25.0235

March 27, 2025

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 AN AIRCRAFT IN
SUPPORT OF AN AERONAUTICAL GLIDER TOWING BUSINESS
SUTTON AVIATION, LLC
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:001 (PORTION)

OAHU

APPLICANT:

Sutton Aviation, LLC, whose mailing address is 1450 Kaluakoi Road #57,
Maunaloa, Hawaii 96770.

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. 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

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A T-HANGAR FOR STORAGE AND MAINTENANCE OF AN AIRCRAFT IN SUPPORT OF AN AERONAUTICAL GLIDER TOWING BUSINESS, SUTTON AVIATION, LLC
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 (1950 Piper PA-18, Tail No. N-1532V) in support of an 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.

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A T-HANGAR FOR STORAGE AND MAINTENANCE OF AN AIRCRAFT IN SUPPORT OF AN AERONAUTICAL GLIDER TOWING BUSINESS, SUTTON AVIATION, LLC
Page 3

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Sutton Aviation, LLC situated at Kawaihapai Airfield, for commercial use of a T-Hangar for storage and maintenance of an aircraft in support of an 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 Sutton Aviation, 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

Pacific Ocean

FARRINGTON HIGHWAY

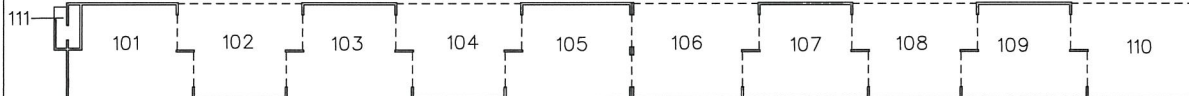
TAXIWAY "A"

RUNWAY 8-26

1500:1

501000

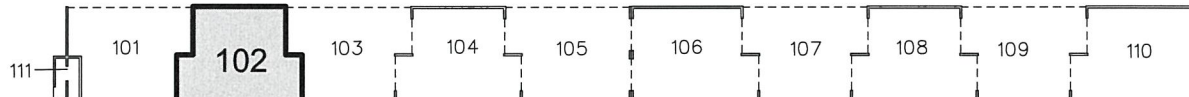
810105



T-HANGAR

BLDG 401

505101C



T-HANGAR

BLDG 402

600111

001107B

001107A

001107

001108

8001

SCALE: 1" = 60'

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

RP-9655

DATE : FEBRUARY 2025

EXHIBIT: **A**



AIRPORTS

SUTTON AVIATION, LLC

T-HANGAR

402102

DILLINGHAM AIRFIELD

N:\AIRPORTS\SHDH_DILLINGHAM\CAD\PI\MIDH_402102-01.DWG