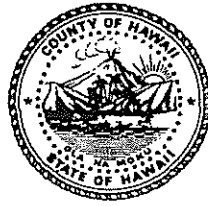


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

April 7, 2005

Thomas & Wanda Carey
77-6535 Princess Keelikolani
Kailua-Kona, Hawaii 96740

Dear Mr. & Mrs. Carey:

Additional Farm Dwelling Agreement Application (2005-0048)
Applicant: Thomas & Wanda Carey
Owner: Thomas M. & Wanda S. Carey
State Land Use: Agricultural
County Zoning: Agricultural (A-5a)
Land Area: 5.245 acres
TMK: (3) 7-7-004: 087

We are returning your Additional Farm Dwelling Application and submittals that were received by our office on March 30, 2005. The application is being returned due to it being incomplete. You are welcome to re-submit the application after addressing the following deficiencies:

- Verification that State Historic Preservation Division's requirements have been met regarding archaeological site #8118, shown on the site plan, will need to be turned in with the re-submittal of the application.
- The subject lot is located within the County's Special Management Area (SMA), which requires a SMA Assessment be done or a SMA Major Use Permit issued for any additional permits (the additional farm dwelling and building permits for the construction of the dwelling) for this lot. A Special Management Area Assessment Form and a Special Management Area Major Use Permit Application Form was given to the landowners during a meeting with staff earlier this day. Should the value of the proposed dwelling exceed \$125,000 then you must submit the SMA Major Use Permit. You must submit the either an application for the SMA Assessment or SMA Major Use Permit prior to the re-submittal of this application.
- **A current certification of clearance from the Director of Finance** that the real property taxes and all other fees relating to the subject property have been paid and that there are no outstanding delinquencies for **TMK (3) 7-7-004:087**.


APR 11 2005

Thomas & Wanda Carey
April 7, 2005
Page 2

- Please clarify the man-hours per week for the ongoing and proposed agricultural activities. The application seems to state that the existing labor appears to be 44-52 hours and the proposed labor would be an additional 8-16 hours.
- The site plan, drawn to scale needs to show specific existing and proposed agricultural activities described in the written agricultural use farm plan. The site plan does not state the location of the future orchard

If you have any questions please call Deanne Bugado of our West Hawaii Office at 327-3510.

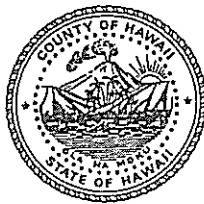
Sincerely,


CHRISTOPHER J. YUEN
Planning Director

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xc: Planning Department – Kona

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

May 10, 2005

Mr. Paul Bleck
P.O. Box 4771
Kailua-Kona, Hawaii 96745

Dear Mr. Bleck:

Subject: Special Management Area Use Permit Assessment Application No. 05-39
Applicant: Wanda Carey
Land Owners: Carey Trust
Project: Construction of a new additional farm dwelling
Tax Map Key: 7-7-004:087

This is in response to the subject SMA Assessment application (SMAA 05-39) that you submitted on behalf of the applicant/landowner on April 26, 2005. We understand the applicant is seeking necessary approvals to allow for the construction an additional (second) farm dwelling on the subject property.

The subject 5.245-acre parcel is zoned Agricultural A-5a by the County of Hawaii and is situated in the County's Special Management Area and the State Land Use Agricultural district.

Based on the following we have determined that a Special Management Area Use Permit (SMA Major) is required for the proposed project. A SMA Use Permit application is enclosed for your convenience.

Although the subject application states that the Total Cost/Fair Market Value of the proposed improvements are \$124,000, you confirmed in a telephone conversation with Planning Department staff that this figure does not include labor. Therefore, the Total Cost/Fair Market Value for the proposed improvements will clearly exceed \$125,000.

Rule 9 of the Planning Commission Rules of Practice and Procedure (PD Rules) deals with development in the SMA. Section 9-4(10)B(i) provides that the Planning Director may exempt the construction of a single-family residence from the definition of development provided that it is not part of a development. The construction of more than one dwelling on a parcel constitutes a larger development. Therefore, the proposed project cannot be exempted from further review under the SMA guidelines.

MAY 16 2005

Paul Bleck
Page 2
May 10, 2005

Pursuant to §9-10F, PD Rules, the Director shall declare that a Special Management Area Use Permit is required if it is found that the proposed use, activity or operation has a valuation in excess of \$125,000.

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:cd

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Encl: SMA Use Permit Application

xc: Planning Department – West Hawaii Office
Ms. Susan Gagorik – Long Range Planning
Mr. Norman Hayashi – Planning

Scanned Map
Unavailable
Due to Size

See File

