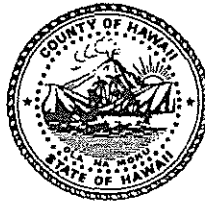


Harry Kim
Mayor



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

July 1, 2005

Colleen & Kathleen Gedeon
P.O. Box 4067
Kailua-Kona, Hawaii 96745

Dear Ms. Gedeon:

Additional Farm Dwelling Agreement Application (FDA-05-000072)

Applicant: Colleen & Kathleen Gedeon

Owner: Colleen J. Gedeon
Kathleen D. Gedeon

State Land Use: Agricultural

County Zoning: Agricultural (A-5a)

Land Area: 6.682 acres

TMK: (3) 7-4-004: 059

We are returning your Additional Farm Dwelling Application and submittals that were received by our office on June 28, 2005.

The application is being returned due to it being insufficient. You are welcome to re-submit the application after addressing the following deficiencies:

For Additional Farm Dwelling Applications beyond the second dwelling for a parcel of land there needs to be an **established commercial agricultural business**. Your application proposes third and fourth dwellings on the parcel. Not only does the application need to establish minimal agricultural activity regarding the two existing dwellings but also establish that there is enough **existing commercial agricultural activity that would support two workers employed full-time**.

Your written description appears to indicate only 1.25 acres of the 6.682 acres will be utilized by the agricultural activities, this would only be sufficient for an application proposing a second farm dwelling. The written description also indicates that a significant portion of your "existing" agricultural activity (2/3 of an acre) is still in the development phase. Only 1/3 of an acre of the parcel has actually been planted with coffee.

Your estimation of 70 labor-man hours for the "existing agriculture" is to prep the land, which will end once the land has been prepped. This estimation of labor-man hours per week also appears to be very steep considering the amount of land to prep is only about 3/4 of an acre and that this prepping of the land has been on-going for 4 years. Your estimation should indicate the estimation of the on-going maintenance for the existing coffee.

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Colleen & Kathleen Gedeon
July 1, 2005
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Your application also does not indicate who lives in dwelling #1. How or what impact do the occupant(s) of dwelling # 1 have on the agricultural plan.

The final issue that needs to be brought to your attention is that the site plan, drawn to scale, must indicate the agricultural activity that matches the agricultural activity discussed within the written description. The site plan appears to indicate substantially more land to be utilized than the 1.25 acres of the written description.

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