

CERTIFIED MAIL

May 19, 1983

Kona Kai Farms
P. O. Box C
Kealahou, HI 96750

Gentlemen:

Application for a Special Permit (83-6)
TMK: 8-3-3:Portion of 27

The Planning Commission at its duly held public hearing on May 12, 1983, voted to approve your application for a Special Permit to allow the establishment of a coffee milling operation on approximately 0.5+ acre of land within the State Land Use Agricultural District at South Kona, Hawaii.

Approval of this request is based on the following:

The proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The intent of these statutory provisions is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people in Hawaii. In the case of the Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural use. The purpose of the subject request is to allow for a processing facility for the coffee industry in Kona. The establishment of another processing facility and the maintenance of an alternative viable outlet for coffee production will directly benefit coffee growers in the area and the industry as a whole. Such strengthening will provide greater incentives for coffee production helping to keep good agricultural lands in agricultural use and thereby foster its preservation.

On the Island of Hawaii the objectives of the State Land Use are translated into the goals, policies, and standards contained within the General Plan. Approval of the subject request would complement the General Plan orchard designation of

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the property in the same way that it complements the State Land Use Agricultural district.

Approval of the subject request would also complement the General Plan Economic goals which states, "The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors."

Further, the proposal is directly related to an agricultural activity, namely, coffee production. Within the State Land Use and County Agricultural zoned districts, processing of agricultural products is a permitted use provided that the products are grown on the premises. Although coffee trees are present on the property, coffee parchment will also be brought in from other lots in the area, thus a Special Permit is necessary. In spite of the fact that most of the projected production will come from off-site farms, the use of the Special Permit procedure is appropriate in view of the direct relationship between the requested use and the uses permitted within the Agricultural district. It is apparent that the requested use will complement and not be detrimental to the underlying district designation, and that it is not such a large scale intrusion that would make it inappropriate for placement within the State Land Use Agricultural district.

Based on the above consideration, it is concluded that the approval of the subject request will not be contrary to the purpose and intent of the Land Use Law and Regulations but rather would promote the effectiveness and objectives of that law.

The approval of the subject request is not expected to adversely affect surrounding properties. The proposed coffee processing facility will be located adjacent to the existing coffee pulping and drying facilities present on-site. The proposed location of the subject parchment mill facility would be 130 feet from the north property line and 150 feet from the makai property line. The Zoning Code requires that all processing facilities be located a minimum of 100 feet from any property line. The distance to the nearest off-site dwelling is 300 feet to the north, while the property immediately makai of the subject property has been planted with macadamia nut trees but does not have a dwelling located on it. Under these circumstances it is felt that the operation of the coffee facility should not have adverse effects to surrounding land uses. Further, a recommended condition of approval is a restriction on the hours of operation. Collectively, together

with the State Department of Health requirements, these circumstances should reduce negative impacts to surrounding properties due to noise, odors and dust.

While the proposed use will be generating additional traffic along the private roadway serving the subject property, it is not expected that the load will be substantial. The coffee season covers approximately five months. During this time a total of 100,000 pounds of coffee would be brought in from off-site production areas. Assuming a 50 percent loading (1,000 pounds) there would be 100 trips to deliver the coffee to the subject property, or an average of 20 trips per month, less than one per day on the average. Although the road is in poor condition, this low level of traffic should not prove to be excessive in view of the fact that there are only four other lessees using the roadway. However, to mitigate possible traffic impacts from the establishment of a coffee processing facility, a recommended condition of approval is that the processing facility be limited to the proposed structure shown on the plans submitted. In this way the potential impacts will remain at an acceptable scale. Similarly, any roasting of the coffee beans shall be limited to the beans processed on-site.

The approval of the subject request should not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and police and fire protection. The subject property is in close proximity to urbanized areas which have long had these essential services. Additional service to the subject property in view of the scale of the project should not create unreasonable burdens. Water service is available as is fire and police protection. It should be noted that none of the cooperating agencies had any objections to the subject request.

Unusual conditions, trends, needs have arisen in relation to the subject request since the establishment of the district boundaries and regulations. Since the enactment of the State Land Use Law in 1961, the coffee industry in Kona has been in a general decline. This is reflected in the State Department of Agriculture's statistics showing a decline from 3.04 million pounds of parchment in 1973 to 1.45 million pounds in 1980. These trends, however, appear to be reversing as the 1981 production in the Kona Coffee industry total 2.24 million pounds of parchment. Along with the increasing production has been the introduction of additional outlets for the coffee farmers, providing them with new marketing options. These options appear to have spurred renewed interest among the coffee growers.

The land upon which the use is proposed is suitable for agricultural activities. However, the establishment of the proposed use would do more for the benefit of the coffee industry than would be possible through coffee cultivation exclusively. As stated earlier, the activity is directly related to and should benefit the coffee industry in Kona. By providing an additional processing facility, future growth opportunities and incentives will exist to maintain the present status of the industry and to expand where possible. Such an outlook is in sharp contrast to that of a few years ago. While the potential for on-site cultivation may be reduced to a limited extent, the off-site agricultural possibilities will increase and in an overall sense should become a net benefit. Thus, the approval of the subject request should benefit the uses intended to be established by the Agricultural District classification and be consistent with the overall purpose of the Land Use Law and Regulations.

Approval of this Special Permit request is subject to the following conditions:

1. The petitioner, its assigns or successors, shall be responsible for complying with all conditions of approval.
2. Plans for the entire complex shall be submitted and approved through the Plan Approval process within one year from the effective date of the Special Permit.
3. Construction of the parchment mill shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
4. The processing facility shall be limited to the structures as shown on the site plan submitted in conjunction with the Special Permit application. Further, roasting of coffee shall be limited to beans processed on-site.
5. The hours of operation of the plant shall be limited to 7:30 a.m. to 5:00 p.m., Monday through Saturday.
6. The requirements of the State Department of Health and the Department of Water Supply shall be complied with.
7. All other applicable rules, regulations, and requirements shall be complied with.

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Should any of the foregoing conditions not be met, the Special Permit shall be deemed automatically void.

Should you have any questions, please feel free to contact the Planning Department.

Sincerely



CLYDE IMADA
Chairman, Planning Commission

cc: Kona Services

bcc. Plan Approval Section

May 13, 1983

Mr. Earl Yamamoto
Agricultural Planner
Department of Agriculture
1428 South King Street
Honolulu, HI 96814

Dear Mr. Yamamoto:

Special Permit Application (SP 83-6)
Kona Kai Farms
TMK: 8-3-3:portion of 27

Thank you for providing us with the requested information relative to the above-captioned Special Permit application. For your information, at its meeting on May 12, 1983, the Planning Commission voted to approve the application.

Sincerely,



SIDNEY FUKU
Planning Director

NH:gs

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