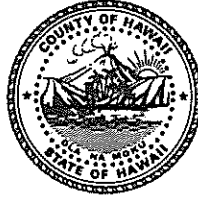


Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 Fax (808) 961-9615

CERTIFIED MAIL
Z 095 323 975

AUG 20 1997

Ms. Diana Macklin
P.O. Box 823
Captain Cook, HI 96704

Dear Ms. Macklin:

Special Permit Application (SPP 97-10)
Applicant: Diana Macklin
Request: Establish Two-Bedroom Bed and Breakfast Operation
Tax Map Key: 8-2-1:81

The Planning Commission at its duly held public hearing on August 7, 1997, voted to approve the above-referenced application. Special Permit No. 979 is hereby issued to allow the establishment of a two-bedroom bed and breakfast operation within an existing dwelling situated within the State Land Use Agricultural District. The property is located within the Kealakekua Ranch Lots approximately one mile east of the Mamalahoa Highway and Kinue Road intersection at Kealakekua, South Kona, Hawaii.

Approval of this request is based on the following:

Such use is not contrary to the objectives sought to be accomplished by the land use law and regulations. The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended. The State Land Use Law Rules and Regulations are intended 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 of the State of Hawaii. In the case of the Agricultural District, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The proposed project will be located within an area whose soils are classified as "C" or "Fair" by the Land Study Bureau's Overall Master Productivity Rating and "Unclassified" land by the Department of Agriculture's ALISH Map.

In recognizing that lands within agricultural districts might not be best suited for agricultural activities and yet classified as such, and in recognition that certain types of uses might not be strictly agricultural in nature, yet reasonable in such districts, the legislature has provided for the Special Permit process to allow certain unusual and reasonable uses within the Agricultural district.

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AUG 20 1997

The subject property is situated within the County's Agricultural-5 acre zoned district. Bed and breakfast establishments are a permitted use within the County's Agricultural zone district provided Plan Approval is secured. The proposed bed and breakfast facility is situated on a 4.883-acre parcel of land. The proposed use will not take significant lands out of the agricultural inventory for this area and will not significantly affect the agricultural resource of the area. The proposed use will be confined within the existing dwelling and its immediate vicinity.

The approval of the subject request would not be contrary to the objectives of the State Land Use Law Rules and Regulations given the above-referenced subject conditions. The proposed use would not displace agricultural activity nor diminish the agricultural potential of the area.

The request is not contrary to the General Plan. The subject request is not contrary to the General Plan LUPAG Map, which designates the property for Low Density uses. The proposed use is consistent with the following goals and policies of the General Plan:

Land Use Element

- o Designate and allocate land areas in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- o The county shall encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.

Economic Element

- o Economic development and improvements shall be in balance with the physical and social environments of the island of Hawaii.
- o The County shall provide an economic environment which allows new, expanded, or improved economic opportunities that are compatible with the County's natural and social environment.
- o The County of Hawaii shall encourage the development of a visitor industry which is consistent with the social, physical and economic goals of the residents of the County.

RESORT - South Kona

- o Courses of Action
 - o Encourage the development of small family-operated hotels.

The desired use will not adversely affect the surrounding properties. The dwelling is situated on a 4.883-acre parcel. The establishment of a small two bedroom bed and breakfast facility within the existing dwelling will not create any adverse impacts to surrounding properties. There will be three (3) paved parking spaces in

addition to the other existing parking areas for the existing dwelling, to mitigate any potential noise and dust associated with traffic.

The desired use will not unreasonably burden public agencies to provide roads and streets, sewers, water drainage and police and fire protection. The site is currently serviced by water, telephone and electrical utilities. The traffic to be generated by the proposed bed and breakfast facility would be minimal. The applicant shall meet all applicable agency requirements of the Departments of Transportation, Health, Public Works and the Fire Department prior to the establishment of the proposed use.

Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. Bed and breakfast accommodations are becoming a popular type of lodging facility for visitors seeking a more personal experience in Hawaii. A bed and breakfast facility could provide an appropriate scale of service in rural areas which do not offer full hotel services. Provision of such services could satisfy a new trend in visitor demands for an encounter with the less populated areas of the island. Bed and breakfast facilities are allowed in the Agricultural zone district in the Zoning Code by Plan Approval and by Special Permit when located in the State Land Use Agricultural district. The applicant is, however, limited to the use of two bedrooms for the operation due to the fact that her lot size is less than the applicable zoning district.

The use will not substantially alter or change the essential character of the land and the present use. The bed and breakfast use will remain secondary to the residential and agricultural uses. No significant improvements are anticipated. Since no restaurant or commercial kitchen facilities are proposed, the bed and breakfast facility is not expected to cause impacts which would significantly alter the character of the land and the present use. Applicable agencies reviewing the request had no objections to the proposal.

Based on the above considerations, the proposed bed and breakfast is an unusual and reasonable use of land, which would not be contrary to the objectives sought to be accomplished by the Land Use Law Rules and Regulations.

Approval of this request is subject to the following conditions. Should any of these conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke this permit.

1. The applicants, successor or assigns shall be responsible for complying with all stated conditions of approval.
2. The bed and breakfast business shall be established within two (2) years from the effective date of this permit. Prior to the establishment of the bed and breakfast business, Final Plan Approval shall be secured from the Planning Director in accordance with the Zoning Code, Section 25-2-72, 25-2-73 and 25-4-7. Plans shall identify existing and proposed structures, landscaping, fire protection measures and evacuation plan, gravel driveway and two paved parking stalls (asphalt or concrete) and exterior signs associated with the business.

3. The bed and breakfast business shall be limited to the use of two (2) bedrooms.
4. The applicant shall comply with all applicable requirements as stated in the Zoning Code regulating bed and breakfast establishments.
5. A final status report shall be submitted to the Planning Director upon compliance with all conditions of approval.
6. Comply with all applicable laws, rules, regulations and requirements of other affected agencies, for approval of the proposed use.
7. An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:
 - A. Non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors, or assigns and that are not the result of their fault or negligence.
 - B. Granting of the time extension would not be contrary to the General Plan or Zoning Code.
 - C. Granting of the time extension would not be contrary to the original reasons for the granting of the permit.
 - D. The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Should you have any questions, please feel free to contact Alice Kawaha or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,



Kevin M. Balog, Chairman
Planning Commission

LMack101.PC

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
West Hawaii Office
State Land Use Commission
Mrs. M.E.G. Childs

EFFECTIVE DATE: AUG 20 1997