

County of Hawai'i

PLANNING COMMISSION

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

September 21, 2009

Steve and Nancy Roberson
P.O. Box 213
Honoka'a, HI 96727

Dear Mr. and Mrs. Roberson:

Special Permit Application (SPP 09-000085)

Applicant: Steve and Nancy Roberson

Request: One-Bedroom Bed and Breakfast Within an Existing Dwelling

Tax Map Key: 4-8-4:16

The Windward Planning Commission at its duly held public hearing on September 4, 2009, voted to approve the above-referenced application to allow the establishment of a 1-bedroom bed and breakfast establishment within an existing 5-bedroom single family dwelling situated on 0.9 acre of land within the State Land Use Agricultural District. The property is located along the southeastern side of the rim of Waipi'o Valley Road, Lalakea, Hāmākua, Hawai'i.

Approval of this request is based on the following:

The applicants are requesting a Special Permit to allow the establishment of a 1-bedroom bed and breakfast operation within an existing 5-bedroom dwelling. There would be a maximum of 2 guests in one bedroom within a detached two-bedroom addition, which also has its own bathroom. Bottled water will be provided to guests.

The criteria for approving a Special Permit are based on Rule 6-6 in the Planning Commission Rules. Rule 6-6 states that the Planning Commission shall not approve a Special Permit unless it is found that the proposed use (a) is an unusual and reasonable use of land situated within the Agricultural or Rural District, whichever the case may be; and (b) the proposed use would promote the effectiveness and objectives of Chapter 205, Hawai'i Revised Statutes, as amended.

The proposed use is an unusual and reasonable use of land situated within the Agricultural District. 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. The subject property is 0.9 acre in size and situated within the County's Agricultural (A-40a) zoned district. The property has two owners and there are two houses on-site. The applicants reside in one of the existing dwellings. One bedroom within a 2-bedroom detached addition will be used for the bed and breakfast operation. The bed and breakfast operation will be confined to the dwelling and will not diminish any agricultural activity of the property, which currently consists of a mix of eucalyptus, ginger, strawberry guava, ornamental landscaping and citrus, avocado, cacao, banana and coffee. Therefore, the subject request is considered an unusual and reasonable use of agricultural land.

The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawai'i Revised Statutes, as amended. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands for those uses to which they are best suited in the interest of the public welfare of the people of the State of Hawai'i. In the case of the Agricultural District, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The property consists of soil characterized as Kukaiau silty clay loam, moderately shallow, 12 to 20 percent slopes. Soils on the property are classified as "C" or "Fair" by the Land Study Bureau's Overall Master Productivity Rating and is unclassified by the Department of Agriculture's ALISH Map. The proposed bed and breakfast use will be subordinate and incidental to the principal use of the residence. The proposed use will not displace any existing agricultural activity or diminish the agricultural potential of the site. Therefore, the proposed use will not adversely affect the preservation and agricultural use of the County's prime agricultural lands, and is not contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations.

In addition to the above listed criteria, the Planning Commission shall also consider the criteria listed under Section 6-3(b)(5) (A) through (G). In considering the criteria, the Planning Director recommends the following:

(A) The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawai'i Revised Statutes, as amended. The subject request is considered an unusual and reasonable use of the agricultural land and will not adversely affect the preservation and agricultural use of the County's prime agricultural lands.

(B) The desired use would not adversely affect surrounding properties.

The property is located along the east side of the Waipio Valley rim over looking Waipio Valley. There are two existing dwellings on the property. The adjacent properties are zoned A-40a and Open. Uses in the immediate area consist of scattered dwellings, vacant land and agricultural uses. To the north and west is Waipio Valley zoned A-40a. The cliff of the valley wall is zoned Open. To the northeast are several smaller properties with dwellings zoned A-40a. To the south and east is a large property, approximately 220 acres in size, owned by Bishop Estate zoned A-40a. The nearest dwelling is located on the same property owned by a separate owner, who authorized the submittal of the application. The next dwelling is located on the adjoining property to the northeast, which is approximately 1 acre in size. The requested use of operating a 1-bedroom bed and breakfast operation will add approximately one vehicle per day to the existing access road. It is not anticipated that the requested use will have an adverse affect on the surrounding properties.

(C) Such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection. Access to the property is from the Waipio Valley Road at a point approximately 200 feet below the Waipio Lookout onto a private access easement. The private access easement is a 15-foot wide, one-lane paved road. Electricity and telephone are available to the property. Water is available from a water catchment system. Bottled water will be provided to the guests of the bed and breakfast operation. The applicants will utilize an existing cesspool system for wastewater. The property is situated within an area designated as Flood Zone X, an area determined to be outside the 500-year flood plain. A condition of approval will be included to require the applicants to meet all applicable County, State and Federal laws, rules, regulations and requirements.

(D) Unusual conditions, trends, and needs have arisen since district boundaries and regulations were established. In the 1960's and 1970's, the State's agricultural district boundaries and regulations were established and subsequently amended pursuant to HRS Chapter 205. The State Land Use Commission was created in 1961, and interim regulations and temporary district boundaries became effective in 1962. Subsequently, the regulations and Land Use District Boundaries became effective in August of 1964. The property and surrounding areas are designated for agricultural uses by both State and County land use laws. Through the issuance of a Special Permit, various "non-agricultural" services may be allowed.

(E) The land upon which the proposed use is sought is unsuited for the uses permitted within the district. The property is situated on soil identified as Kukaiiau silty clay loam, moderately shallow, 12 to 20 percent slopes, classified as "C" or "Fair" by the Land Study Bureau's Overall Master Productivity Rating and is unclassified by the Department of Agriculture's ALISH Map. The proposed request will be conducted

entirely within the existing 2-bedroom detached portion of the dwelling and will not affect the agricultural potential of the property.

(F) The use will not substantially alter or change the essential character of the land and the present use. The proposed request will not substantially alter or change the essential character of the land or its present use as it will be conducted within an existing dwelling.

(G) The request will not be contrary to the General Plan and official Community Development Plan and other documents such as Design Plans. The Land Use Pattern Allocation Guide (LUPAG) Map component of the General Plan is a representation of the document's goals and policies to guide the coordinated growth and development of the County. It reflects a graphic depiction of the physical relationship among the various land uses. The LUPAG Map establishes the basic urban and non-urban form for areas within the County. The property is located in area identified as Important Agricultural Land in the General Plan. Important agricultural lands are those with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. As the use will be conducted entirely within dwelling, the request will not be contrary to the Land Use Pattern Allocation Guide (LUPAG) Map designation for this area. Additionally, the approval of the subject request would support the goals and policies of the Land Use and Economic elements of General Plan.

Land Use Element

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

Economic Element

- Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
- Economic development and improvements shall be in balance with the physical, social and cultural environments of the island of Hawai'i.
- Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.

- Strive for an economic climate which provides its residents an opportunity for choice of occupation.
- Encourage the development of a visitor industry that is consistent with the social, physical and economic goals of the residents of the County.

The proposed request will allow the applicants an opportunity to improve their quality of life, provide an economic environment that allows this new, economic opportunity and increase the development of the visitor industry for Hawai'i.

The proposed use is not contrary to the objectives sought to be accomplished by Chapter 205A, Hawai'i Revised Statutes, relating to coastal zone management program. Given the fact that the property has been developed and landscaped, it is unlikely that any archaeological features and threatened species of plant or animal are present on the property. There is no designated public access to the mountain areas over the property. It is adjacent to existing residences and vacant lands. The property is not located within the Special Management Area. Therefore, the proposed use will not adversely impact any recreational resources, including access to and along the shoreline, scenic and open space nor visual resources, coastal ecosystems, and marine and coastal resources. Further, the property will not be affected by any coastal hazards or beach erosion.

The proposed request will not have a significant adverse impact to traditional and customary Hawaiian Rights. In view of the Hawai'i State Supreme Court's "PASH" and "*Ka Pa'akai O Ka'Aina*" decisions, the issue relative to native Hawaiian gathering and fishing rights must be addressed in terms of the cultural, historical, and natural resources and the associated traditional and customary practices of the site:

Investigation of valued resources: No formal archaeological reconnaissance survey, oral history of kamaaina accounts of the area, historical survey of documentary records, botanical and/or fauna study was submitted.

The valuable cultural, historical, and natural resources found in the permit area: As the property has been cleared, landscaped and developed, an archaeological inventory survey of the site was not conducted. The Department of Land and Natural Resources-State Historic Preservation Division has issued a "no-effect" letter dated March 31, 2009 stating that DLNR-SHPD determines that no historic properties will be affected by this project.

Possible adverse effect or impairment of valued resources: The property does not abut the shoreline, therefore Hawaiian gathering and fishing rights is not an issue.

Feasible actions to protect native Hawaiian rights. To the extent to which traditional and customary native Hawaiian rights are exercised, the proposed action will not affect traditional Hawaiian rights and no action is necessary to protect these rights. A condition of approval will be included to require the applicants to notify the DLNR-SHPD should any unidentified sites or remains be encountered, and proceed only upon an archaeological clearance form the DLNR-SHPD.

Based on the above considerations, the proposed 1-bedroom bed and breakfast operation 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 and Regulations.

Approval of this request is subject to the following conditions:

1. The applicants, successor or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicants shall comply with all applicable requirements of Section 25-4-7 of Chapter 25, Hawai'i County Code, (Zoning Code), relating to Bed and Breakfast Establishments.
3. The bed and breakfast operation shall be limited to the use of one (1) bedroom.
4. The applicants shall provide bottled water for the guests of the bed and breakfast operation.
5. The applicants shall inform guests of the bed and breakfast operation through advertising and reservations that four-wheel drive vehicles are required to access Waipi'o Valley Road.
6. Should any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-SHPD when it finds that sufficient mitigative measures have been taken.

Steve and Nancy Roberson

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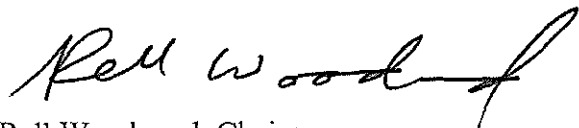
7. The applicants shall comply with all applicable County, State and Federal laws, rules, regulations and requirements.

Should any of these conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke this Special Permit.

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 contact Norman Hayashi of the Planning Department at 961-8288.

Sincerely,



Rell Woodward, Chairman
Windward Planning Commission

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cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
State Land Use Commission
Department of Land & Natural Resources-HPD
DOT-Highways, Honolulu
State Department of Health
Mr. Gilbert Bailado