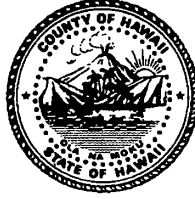


**Susan L.K. Lee Loy**  
Council Member  
District 3




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**HAWAI'I COUNTY COUNCIL**  
25 Aupuni Street, Hilo, Hawai'i 96720

MEMORANDUM

DATE: June 18, 2018

TO: Valerie T. Poindexter, Council Chair; and  
Members of the Hawai'i County Council

FROM:  Susan L.K. Lee Loy, Council Member

SUBJECT: Bill 108; Short-Term Vacation Rentals

2018 JUN 18 AM 9:27  
COUNTY CLERK  
COUNTY OF HAWAII

Attached for discussion purposes is a letter that I received regarding the establishment of short-term vacation rentals on agricultural land.

Please distribute copies to Council Members for the discussion on Bill No. 108, scheduled for the Planning Committee on June 18, 2018.

SL:so  
Att.

Comm. No. 739.140  
Ref. To: PIPC  
Ref. Date JUN 18 2018

Wayne & Pia Cummins  
87-3022 Mamalahoa Hwy  
Captain Cook, HI 96704  
808-328-8003

June 03, 2018

Aloha e Council Member, Susan L.K. Lee Loy

We own a 9.6 acre agricultural lot in South Kona, surrounded by other agricultural land, near the South forest Kona reserve. The subdivision we live in, is an Ag-5, 5-lot agricultural subdivision (Kukui'Opae II). We practice agriculture, we have livestock on our farm and we have 5 acres enrolled in the Native Forest Dedication with Hawaii County and are actively working with USDA-NRCS in a conservation reforestation project. We have lived here since 2002, and over the last 10+ years, several of the neighbors in this subdivision are renting out houses, studios, and other structures via AirBnB, VRBO and other services. These commercial activities have led to increased use of our small easement access, and harassment from the renters of these structures. Complaints from renters about the noise of the poultry and sheep on the advertising websites, renters trespassing and verbally confronting us about the farm and the animals, etc. Although some of the owners advertise as Eco-tourism and Farm-tourism, none of these renters have ever helped out on these properties or have "explored" the grounds.

Several of the neighboring lots to the north are practicing coffee farms, and in our area are also wild herds of mouflon, various pheasants and other wild birds, feral pigs and cattle. None of these coffee farms are fenced in. The coffee farms in our subdivision are merely "gentlemen" coffee farms, and the wild animals easily travel across them. These lot owners also take pride in planting ornamental shrubs and trees that are on the State and CTAHR invasive species lists. Our farm is completely fenced in according to USDA-NRCS standards for livestock, and our gate is always closed and locked-unless we expect the rare visitor.

We are pleading with you for your help in protecting true agricultural land, and protecting working farms and agricultural land from commercial vacation rentals, transient accommodations and other non-agricultural commercial activities of agricultural land, so that we can protect our own agricultural lands, farm practices and food security. One of the means you can do that is to stop vacation rentals and transient accommodation facilities on agricultural land, whether they are new or old businesses. Please do not allow these old facilities to become grandfathered in.

Airbnb has set up this fantastic airbnb citizen link to allow us to send our concerns all at one time to the appropriate council members. How can the regular citizen compete with such big corporate support to protect our peace and tranquility where we live.

'O au iho nō me ka 'ōia'i'o,

Wayne & Pia Cummins