

**From:** [carola](#)  
**To:** [Planning LPC Testimony](#)  
**Subject:** Testimony on Bill 147  
**Date:** Thursday, June 25, 2026 7:16:13 AM

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Aloha Chair, Vice Chair, and Members of the Leeward Planning Commission,

My name is Carola Peterson, and I am a property owner in Captain Cook on Hawai'i Island. Mahalo for the opportunity to provide testimony on Bill 147.

I appreciate the effort to align the County's zoning regulations with the registration framework established under Bill 47 and to improve the regulation of transient accommodations. I support clear and enforceable rules that protect neighborhoods while allowing responsible and lawful hosted accommodations.

My property is located on agricultural land and is classified as a single-family dwelling. A permanent caretaker resides on the property year-round. Part of the home is rented as long-term housing with rental periods exceeding 180 days, while a limited portion of the home is used for hosted Bed & Breakfast accommodations.

As the bill moves forward, I respectfully ask the Commission to recommend additional clarification in several important areas.

First, I ask for clarification that a permanent on-site resident caretaker or manager may qualify as the host for a hosted Bed & Breakfast operation. The current language regarding the host's "principal home" creates uncertainty for properties that are occupied year-round by a resident caretaker.

Second, I ask for clarification regarding how hosted Bed & Breakfast operations on agricultural land will be implemented, including the meaning of "principal home," the application of any special permit requirements, and how existing lawful operations will be treated to avoid unintentionally placing them into nonconforming status.

I also respectfully request that existing lawful hosted rentals and Bed & Breakfast operations on agricultural land be clearly grandfathered under the new regulations. Property owners who have established responsible operations in good faith under the existing regulatory framework should not risk losing the ability to continue operating because of changes in definitions or administrative interpretation.

Finally, I am concerned that the proposed enforcement penalties are grossly disproportionate to many potential violations. Penalties should encourage compliance rather than be punitive. I respectfully ask that the fine structure be reviewed so that penalties are reasonable, proportionate to the severity of the violation, and applied fairly.

I believe Bill 147 can achieve its objectives while providing greater clarity, fairness, and certainty for responsible property owners who are making every effort to comply with County regulations.

Mahalo for your time and consideration.

Thank you,  
Carola Peterson