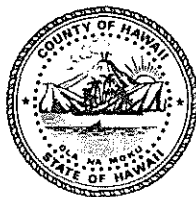


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

February 15, 2002

Ms. Janet E. Anderson  
RR2 Box 4024  
Pahoa, Hawaii 96778

Dear Ms. Anderson:

#### **Additional Farm Dwelling Agreement**

**Applicant: Janet E. Anderson**

**Land Owners: Janet E. Anderson and W. Gregory Braun**

**Tax Map Key: (3) 1-4-073:044**

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Pursuant to authority conferred to the Planning Director by Chapter 25, Article 5, Division 7, Section 25-5-77 of the Zoning Code and Planning Department Rule 13, Farm Dwellings, we have reviewed your request for an additional farm dwelling on the subject property. Your submittals included the following information:

1. A notarized affidavit that the additional dwelling shall be used for farm-related purposes in the form of the enclosed Additional Farm Dwelling Agreement to be submitted for recordation with the Bureau of Conveyances.
2. Name and address of the landowner(s) or lessee(s), if the latter has a lease on the building site with a term exceeding one year from the date of the farm dwelling agreement.
3. Written authorization of the landowner(s) if the lessee filed the request.
4. A farm plan or evidence of the applicant's continual agricultural productivity or farming operation within the County, including an explanation of why this additional farm dwelling is needed in connection with the agricultural productivity or farming operation. Your farm plan included the following ongoing and proposed income producing agricultural activities:

Exhibit A

Ms. Janet E. Anderson

Page 2

February 15, 2002

- (a) Ongoing agricultural activities include the following:
- i. Approximately ½ acre of commercial nursery consisting of nursery stock, propagation areas and greenhouses; and
  - ii. Approximately 2 acres of the subject property is landscaped and cultivated for nursery stock.
- (b) Proposed agricultural activities include the following:
- i. Continual growth of referenced ongoing agricultural activities.
5. In support, evidence of a State of Hawaii Department of Taxation's General Excise (GE) Tax License has also been presented.

Findings:

1. In Chapter 205, Hawaii Revised Statutes (HRS), the State Land Use Law does not authorize residential dwellings as a permitted use in the State Land Use Agricultural district unless the dwelling is related to an agricultural activity or is a farm dwelling. A **farm dwelling** as defined in Section 205-4.5, Chapter 205, HRS, **means a single family dwelling located on and used in connection with a farm, including clusters of single family farm dwellings permitted within agricultural parks developed by the State, or where agricultural activity provides income to the family occupying the dwelling.** (emphasis added)
2. The subject lot was created by subdivision (SUB 4533) approved on October 3, 1980, which, pursuant to HRS §205-4.5(b), defines the first dwelling on the lot as a farm dwelling.
3. The Farm Plan, GE Tax License (ID number 30062733), and the agreement to use the dwelling for agricultural or farm-related activity on the building site demonstrate that there is income producing agricultural activity and the income is being taxed.

Ms. Janet E. Anderson  
Page 3  
February 15, 2002

4. In addition, the following agencies have submitted their comments as stated below:

(a) Department of Water Supply (Letter dated January 25, 2002):

“We have reviewed the subject application and have the following comments and conditions.

For your information, an existing 5/8-inch meter services this property and is adequate for only one dwelling at 600 gallons per day. This application is proposing an additional detached dwelling, so the installation of a separate 5/8-inch meter by the applicant is required in accordance with Department regulations. Water is available from the 8-inch waterline in Kapoho Beach Road, which fronts the subject parcel.

Therefore, the Department has no objections to the proposed application subject to the applicant understanding and accepting the following conditions:

1. Installation, by the Department of Water Supply, of a second 1-inch service lateral to service a 5/8-inch meter, which shall be restricted to a maximum daily flow of 600 gallons per day.
2. Installation of a backflow preventer (reduced pressure type) by a licensed contractor on the applicant’s property just after the meter. The installation and assembly of the backflow preventer must be inspected and approved by the Department before the water meter can be installed. The backflow preventer shall be operated and maintained by the customer. A copy of our backflow preventer handout is being forwarded to the applicant to help them understand this requirement.
3. Remittance of the following charges, which are subject to change, to our Customer Service Section:

a. Facilities Charge (One 2 <sup>nd</sup> service at \$4,350.00 each)	\$4,350.00
b. Service Lateral Installation Charge (Install one meter on Kapoho Beach Road, a County road)	<u>2,250.00</u>
<b>Total (Subject to Change)</b>	<b>\$6,600.00</b>

Ms. Janet E. Anderson  
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February 15, 2002

Should there be any questions, please call our Water Resources and Planning Branch at 961-8070.”

(b) Real Property Tax Office:

No comments were submitted.

(c) Department of Health (Memorandum dated January 29, 2002):

“The subject proposal is located in the Critical Wastewater Disposal Area cesspools are not allowed. Any development on this lot would require all wastewater be disposed into a Septic Tank System.

Decision:

In view of the above, your request to construct a second farm dwelling is approved subject to the following conditions:

1. The additional farm dwelling shall only be used to provide shelter for persons involved in the agricultural or farm-related activity on the building site. Family members who are not engaged in agricultural or farm-related activities are allowed to reside in the farm dwelling.
2. The agreement shall run with the land and apply to all persons who may, now or in the future, use or occupy the additional farm dwelling. The enclosed Additional Farm Dwelling Agreement must be returned to the Planning Department with the appropriate notarized signatures along with a check made out to the Bureau of Conveyances in the amount of \$25.00 in accordance with the enclosed Additional Farm Dwelling Agreement Instructions. The Planning Department will not approve a building permit application for the additional dwelling until the AFDA document and all required attachments have been accepted for recordation.
3. All other applicable rules, regulations, and requirements of the Planning Department (including but not limited to the Zoning Code, Chapter 25, Department of Public Works, Department of Water Supply, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit Application.

Ms. Janet E. Anderson


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4. The First Party shall allow the Second Party or its representative to inspect the farm upon reasonable prior notice.
5. This Additional Farm Dwelling Agreement shall be valid for a period of two (2) years from the date of this approval letter to secure a building permit for the additional farm dwelling. Failure to secure a building permit for this additional farm dwelling on or before February 12, 2004 may cause the Director to initiate proceedings to invalidate the AFDA.

Should you have questions or require further information, please feel free to contact Larry Brown of my staff at 961-8288.

Sincerely,



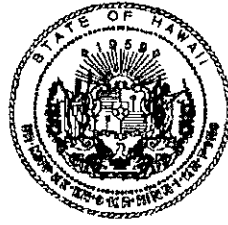
CHRISTOPHER J. YUEN  
Planning Director

LMB:cps

P:\WPWIN60\Larry\FDA\Anderson 1-4-73-44 apvl.doc

Enclosures: AFDA document  
AFDA document instruction sheet

xc: Mr. Milton Pavao, DWS  
Mr. Mike McCall, RPT



R-988

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED  
MAR 27, 2002 08:02 AM

Doc No(s) 2002-053047



/s/ CARL T. WATANABE  
ACTING  
REGISTRAR OF CONVEYANCES

---

AFTER RECORDATION, RETURN BY MAIL TO:

County of Hawaii Planning Department  
25 Aupuni Street, Room 109  
Hilo, Hawaii 96720

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TITLE OF DOCUMENT:

**ADDITIONAL FARM DWELLING AGREEMENT**

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PARTIES TO DOCUMENT:

**FIRST PARTY: JANET E. ANDERSON and W. GREGORY BRAUN**

**SECOND PARTY: COUNTY OF HAWAII**

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PROPERTY DESCRIPTION:

**TMK: (3) 1-4-073:044**

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ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 12<sup>th</sup> day of February, 2002, by and between JANET E. ANDERSON and W. GREGORY BRAUN, herein called the "First Party," whose mailing address is RR2 Box 4024, Pahoa, Hawaii 96778, and the COUNTY OF HAWAII, herein called the "Second Party."

IT IS HEREBY AGREED that the First Party may construct an additional farm dwelling located on the property described by Tax Map Key (3) 1-4-073:044 situated within the State Land Use Agricultural district and zoned Agricultural (A-1a) by the Second Party.

IT IS HEREBY ACKNOWLEDGED that the First Party is the legal owner of the property above described.

IT IS HEREBY FURTHER AGREED that this approval to construct an additional farm dwelling is given subject to the following conditions:

1. The additional farm dwelling shall be used to provide shelter to person(s) involved in the agricultural or farm-related activity on the property. Family members who are not engaged in agricultural or farm-related activity are allowed to reside in the farm dwelling.
2. The agreement shall run with the land and apply to all persons who may now or in the future use or occupy the additional farm dwelling.
3. This agreement shall include any and all conditions specified in the Additional Farm Dwelling Agreement letter, attached to this document as Exhibit "A".

IT IS HEREBY FURTHER AGREED that if this agreement is with a lessee, the legal owner shall be a party to this agreement.

IT IS HEREBY FURTHER AGREED that should the pertinent provisions of the State and County laws and rules and regulations change to authorize said farm dwelling, upon request of the First Party, this Agreement may be reconsidered for possible amendment and/or severance.

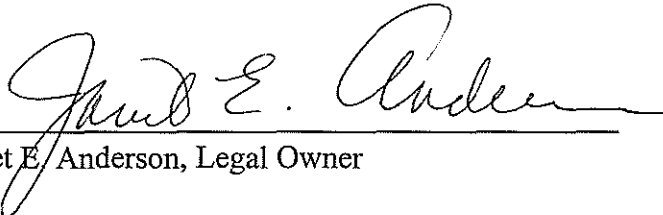
IT IS HEREBY FURTHER AGREED that if the property is situated within the State Land Use Agricultural district, the Second Party may impose a fine of not more than \$5,000 for violation of Section 205-4.5, Hawaii Revised Statutes. If the violation is not corrected within six months of such citation and the violation continues, a citation for a new and separate violation may be imposed. There shall be a fine of not more than \$5,000 for any additional violation. The Second Party may also impose fines for any violation of Chapter 25, Hawaii County Code, as amended, in accordance with the procedures and fine schedule outlined in Division 3, Article 2, of said code.

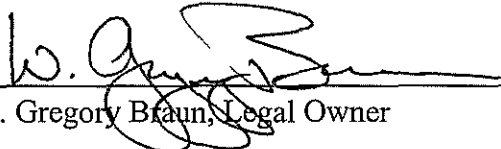
IN CONSIDERATION OF THE AFORESAID, the Second Party hereby approves this Agreement as being in conformity with Sections 205-2 and 205-4.5 of the Hawaii Revised Statutes, relative to permitted uses within the State Land Use Agricultural district. This Agreement is also in conformance with Chapter 25, Hawaii County Code, as amended.



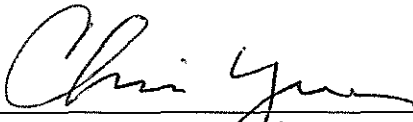
IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

FIRST PARTY:

  
\_\_\_\_\_  
Janet E. Anderson, Legal Owner

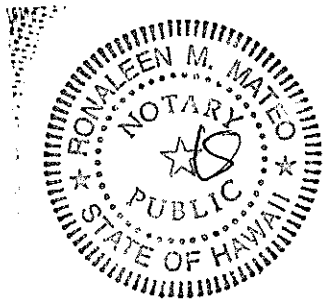
  
\_\_\_\_\_  
W. Gregory Braun, Legal Owner

SECOND PARTY:

  
\_\_\_\_\_  
Christopher J. Yuen, Planning Director  
County of Hawaii Planning Department

STATE OF HAWAII )  
 ) SS.  
COUNTY OF HAWAII )

On this 26 day of Feb, 2002 before me personally  
appeared JANET E. ANDERSON and W. GREGORY BRAUN to me known to be  
the persons described in and who executed the foregoing instrument, and  
acknowledged that they executed the same as their free act and deed.



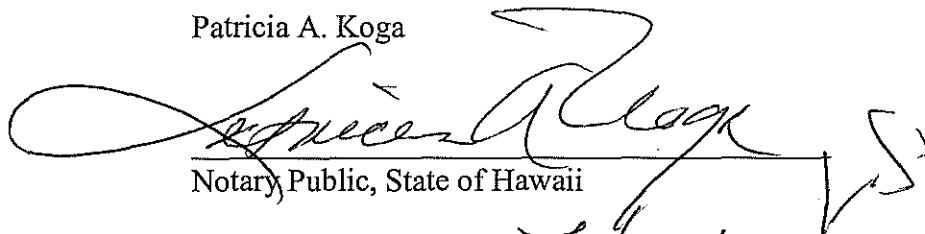
Ronaleen M. Mateo  
RONALEEN M. MATEO  
Notary Public, State of Hawaii

My commission expires: July 25, 2003

STATE OF HAWAII            )  
  ) SS  
COUNTY OF HAWAII        )

On this 14<sup>th</sup> day of March, 2002 before me personally appeared Christopher J. Yuen, to me personally known, who, being by me duly sworn, did say that he is the Planning Director of the County of Hawaii; and that the Planning Department of the County of Hawaii has no corporate seal; and that the instrument was signed on behalf of the Planning Department of the County of Hawaii, a government agency, and said Christopher J. Yuen acknowledged the instrument to be the free act and deed of said Planning Department, County of Hawaii.

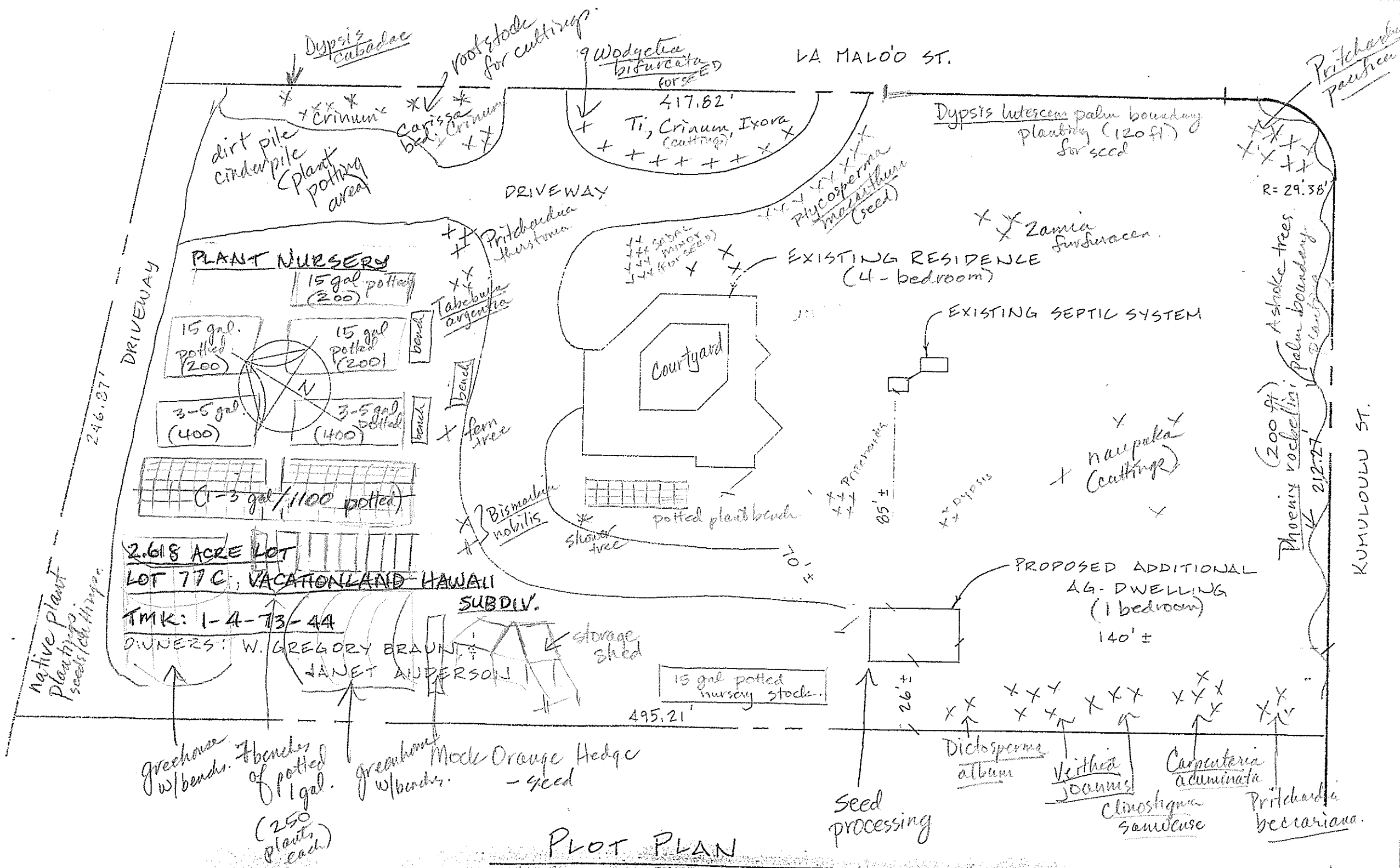
Patricia A. Koga



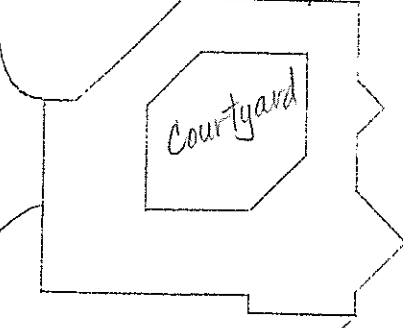
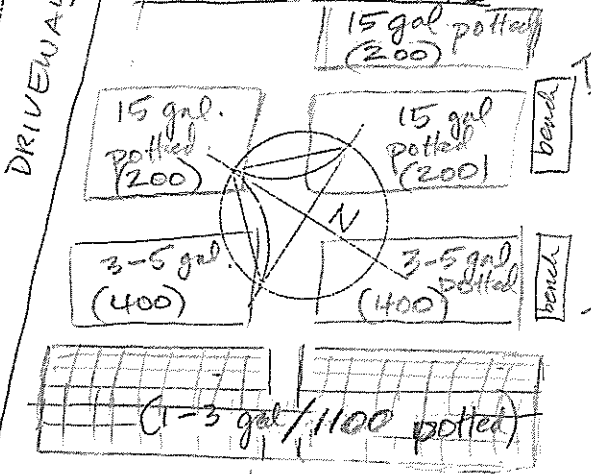
Notary Public, State of Hawaii

My commission expires:

7/17/02



**PLANT NURSERY**



EXISTING RESIDENCE (4-bedroom)

EXISTING SEPTIC SYSTEM



**PLOT PLAN**

greenhouse w/benches. 7 benches of potted (1 gal. (250 plants each))

greenhouse w/benches. Mode Orange Hedge - seed

Seed processing

Dyopsis cubadae

Crinum

Wodyetia bifurcata

Pritchardia pacifica

Zamia furfuracea

Naupaka

Dyopsis

Pritchardia

Bismarckia nobilis

Pritchardia hurstonia

Tabebuia argentea

Phycosperma megarhizum

Sabal minor

Pritchardia

Dyopsis

Naupaka

Pritchardia

Carpentaria acuminata

Pritchardia beccariana

Climosiphia semocase

Verthia joannis

KUMULOU LU ST.

LA MALO'O ST.

DRIVEWAY

DRIVEWAY

R=29.38'

212.27'

495.21'

26'±

85'±

70'±

417.82'

246.87'

2.618 ACRE LOT

LOT 77 C, VACATIONLAND HAWAII

SUBDIV.

TMK: 1-4-73-44

OWNERS: W. GREGORY BRAUN, JANET ANDERSON

storage shed

dirt pile  
cinder pile  
plant potting area

rootstock for cuttings

Dyopsis laterescens palm boundary planting (120 ft) for seed

Phoebia roebelii palm boundary planting (200 ft)

Native plant Plantings seeds/cuttings