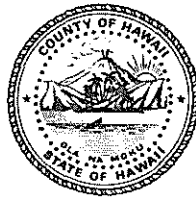


Harry Kim
Mayor



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

March 5, 2002

Mr. Scott Porter
P.O. Box 2344
Kailua-Kona, Hawaii 96745

Dear Mr. Porter:

Additional Farm Dwelling Agreement

Applicant: Scott Porter

Land Owner: Scott Porter

Tax Map Key: (3) 8-1-006:110

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:

Mr. Scott Porter
Page 2
March 5, 2002

(a) Ongoing agricultural activities include the following:

- i. Approximately 250 coffee trees planted about 5 years ago that are not yet generating income;
- ii. Approximately 15 citrus and mixed fruit trees planted about 5 years ago that are not yet generating income; and
- iii. Approximately 25 heliconias that are not yet generating income.

(b) Proposed agricultural activities include the following:

- i. Planting of an additional 250 coffee trees to total approximately 500 coffee trees on about 16,000 sq. ft. of the subject property;
- ii. Replacement of some existing fruit trees and planting of new trees to create an orchard of mixed variety totaling approximately 7,900 sq. ft.; and
- iii. Additional plantings of heliconia, orchids and anthuriums on the remainder of the available property.

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 846) approved on November 15, 1954, which, pursuant to HRS §205-4.5(b), defines the first dwelling on the lot as a single-family dwelling.

Mr. Scott Porter
Page 3
March 5, 2002

3. The Farm Plan, GE Tax License (ID number 10229918), and the agreement to use the dwelling for agricultural or farm-related activity on the building site demonstrate that there will be income producing agricultural activity and the income will be taxed.
4. In addition, the following agencies have submitted their comments as stated below:
 - (a) Department of Water Supply (Letter dated February 11, 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 Mamalahoa Highway. This location is such that the applicant's existing meter and the required second meter both do not front the subject property.

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:

Mr. Scott Porter
Page 4
March 5, 2002

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

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

(b) Real Property Tax Office:

No comments were received.

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

“The proposed Septic Tank System would need to be designed by a Registered Professional Engineer licensed by the State of Hawaii. Please submit the plans to the Wastewater Branch in Kona for approval.”

Decision:

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

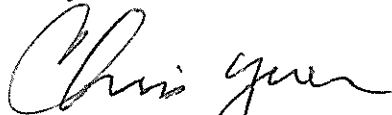
1. The additional farm dwelling shall only be used to provide shelter for persons involved in the agricultural or farm-related activity on the building site. Family members who are not engaged in agricultural or farm-related activities are allowed to reside in the farm dwelling.
2. The agreement shall 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.

Mr. Scott Porter
Page 5
March 5, 2002

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.
4. Your Additional Farm Dwelling Agreement has been approved based partially on proposed agricultural activity as summarized previously in this letter. It is required that the First Party (owners and lessees) to the Agreement shall have implemented at least 75% of the proposed farm plan within three (3) years of approval of the building permit for the additional farm dwelling. The Second Party (County of Hawaii Planning Department) of the Agreement may allow time extensions and modifications for good cause shown by First Party.
5. The First Party shall allow the Second Party or its representative to inspect the farm upon reasonable prior notice.
6. 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 March 5, 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:pak
P:\WPWIN60\Larry\FDA\Porter 8-1-6-110 apvl.doc

Enclosure: AFDA document
AFDA document instruction sheet

Mr. Scott Porter
Page 6
March 5, 2002

xc: Mr. Milton Pavao, DWS
Mr. Mike McCall, RPT
Planning Department – West Hawaii Office



R-864

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
SEP 17, 2002 08:02 AM

Doc No(s).2002-164171



/s/ CARL T. WATANABE
ACTING
REGISTRAR OF CONVEYANCES

12 1/1 Z1

AFTER RECORDATION, RETURN BY MAIL TO:

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

TITLE OF DOCUMENT:

ADDITIONAL FARM DWELLING AGREEMENT

PARTIES TO DOCUMENT:

FIRST PARTY: SCOTT PORTER

SECOND PARTY: COUNTY OF HAWAII

PROPERTY DESCRIPTION:

TMK: (3) 8-1-006:110

ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 5th day of March, 2002, by and between SCOTT PORTER, herein called the "First Party," whose mailing address is P.O. Box 2344, Kailua-Kona, Hawaii 96745, 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) 8-1-006:110 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.

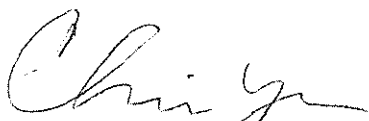
IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

FIRST PARTY:

A handwritten signature in cursive script, appearing to read "Scott Porter", written over a horizontal line.

Scott Porter, Legal Owner

SECOND PARTY:

A handwritten signature in cursive script, appearing to read "Chris Yuen", written over a horizontal line.

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

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this 28th day of August, 2002 before me personally appeared SCOTT PORTER to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

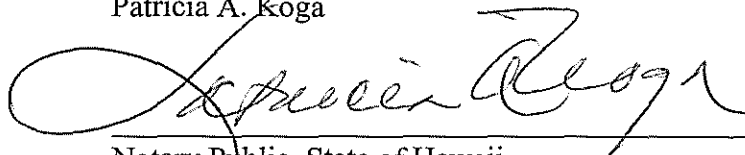
[Signature] Flores - Kalino
Notary Public, State of *Hawaii*

My commission expires: *10/29/2003*

STATE OF HAWAII)
) SS
COUNTY OF HAWAII)

On this 10th day of September, 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

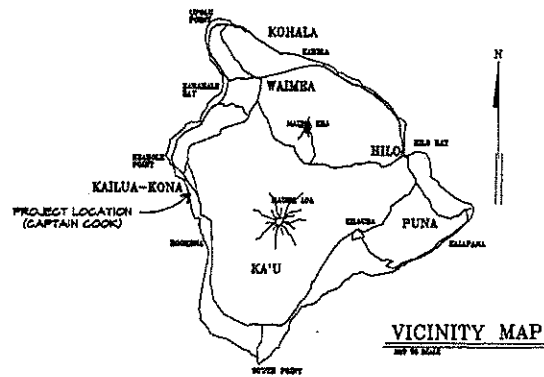


Notary Public, State of Hawaii

My commission expires: 7/7/05

SEPTIC TANK NOTES

1. SEPTIC TANK AND LEACH FIELD ARE TO BE PLACED NOT LESS THAN 5 FEET FROM ANY STRUCTURE OR PROPERTY LINE NOR LESS THAN 10 FEET FROM ANY TREE WHICH IS APPROXIMATELY 4 INCHES MINIMUM DIAMETER. SEPTIC SYSTEM SHALL ALSO BE LOCATED NOT LESS THAN 1000 FEET FROM ANY POTABLE WATER SOURCE (WELL).
2. THE DEPTHS TO THE PIPE INVERTS OF THE SEPTIC TANKS, DISTRIBUTION BOX AND ABSORPTION SYSTEM ARE CONTROLLED BY TOPOGRAPHIC FEATURES AND THE INVERTS OF THE BUILDING SEWER WHICH MAY IMPACT THE DEPTHS SHOWN ON THE DRAWINGS.
3. ENGINEER MUST APPROVE ANY CHANGES PRIOR TO CONSTRUCTION!
4. PROVIDE 1/4" PER FOOT MINIMUM SLOPE ON ALL SEWER LINES AND G.O.T.s. AT ALL BENDS.
5. "1" DENOTES LOCATION OF PERCOLATION TEST.
6. WORK SHALL BE DONE BY A LICENSED CONTRACTOR.

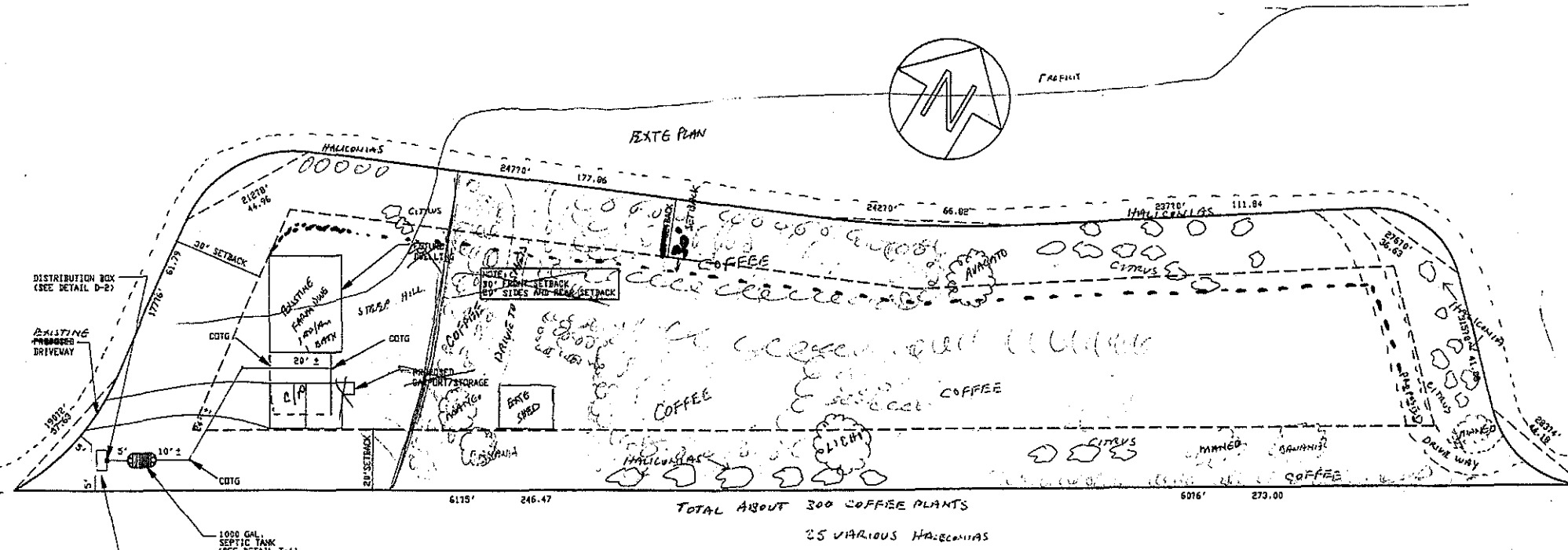


STRUCTURAL NOTES

- I. GENERAL
 - A. ALL WORK SHALL CONFORM TO THE BUILDING CODE OF THE COUNTY OF HAWAII AND THE MINIMUM STANDARDS OF THE IAH UNIFORM BUILDING CODE.
 - B. THE CONTRACTOR SHALL VERIFY ALL CONTRACT DOCUMENTS, SITE DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND INCONSISTENCIES.
- II. CONCRETE
 - A. MINIMUM CONCRETE STRENGTH: ACI 318-88
 1. POURED IN PLACE CONCRETE AT 28 DAYS
 - FOUNDATIONS: 5,000 PSI
 - SLABS: 3,000 PSI
 - B. REINFORCEMENT
 1. ALL REINFORCING BAR SHALL BE DEFORMED HIGH STRENGTH STEEL CONFORMING TO ASTM A618-76A, GRADE 40.
 - C. CONCRETE FINISH
 1. FOUNDATIONS TO BE SMOOTH TROWEL FINISH WITH AN APPROPRIATE CURING COMPOUND.
- III. STRUCTURAL STEEL
 - A. NOT REQUIRED.
- IV. FOUNDATION
 - A. BOTTOM OF FOUNDATION SHALL BEAR ON UNDISTURBED NATURAL SOIL OR BEDROCK. THE MINIMUM ALLOWABLE BEARING PRESSURE SHALL BE 3,000 PSF.

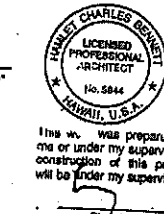
NOTES CONTINUED

- V. TIMBER CONSTRUCTION
 - A. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CANADIAN INSTITUTE OF TIMBER CONSTRUCTION (CITC) AND THE UNIFORM BUILDING CODE.
 - B. ALL WOOD FRAMING SHALL BE DOUGLAS FIR WITH MPFA STANDARDS:
 1. BRACING: CONSTRUCTION GRADE.
 2. BEAMS, COLLARS AND LEADERS: #1 OR 2.
 3. JOISTS: #2 OR BETTER.
 4. RAFTERS: AS SHOWN.
 - C. ALL WOOD PRODUCTS SHALL BE TREATED TO RESIST DECAY AND ACCORDANCE WITH PRODUCT SPECIFICATION. EXCEPTION OF THE G.L.S. LAMINATED MATERIALS AND FINISH LINDER.
 - D. ALL STEEL CONNECTIONS AND BOLTS SHALL BE GALVANIZED.
 - E. PLYWOOD SIDING - PLAN TESTED WITH 20% MOISTURE & 10" O.G. AS SPECIFIED IN DETAILS.
- VI. BACKFILL AND SLAB C.S.-C
 - A. FILL AND BACKFILL MATERIAL SHALL COMPLY WITH MATERIAL SPECIFICATIONS TO CONFORM TO THE UNIFORM BUILDING CODE.
 - B. IMPORTED WATER - SHALL BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
 - C. FILL AND BACKFILL SHALL BE PLACED IN 6" LAYERS AND MECHANICALLY COMPACTED TO 95% OF THE PROPORTION ASTM D-1557-73. MINIMUM DRY DENSITY SHALL BE 110 PCF.
 - D. 4" LAYER OF C.C. ON TOP OF ALL SLABS SHALL BE PLACED ON ALL SLABS ON GRADE. THIS LAYER SHALL BE CURVED APPROXIMATELY AS SHOWN.
- VII. DESIGN NOTES
 - A. ROOF LL 20 PSF DL 5 PSF
 - B. PARTITION 10 PSF
 - C. INTERIOR CEIL 5 PSF
 - D. DESIGN WIND 30 MPH
 - E. WIND 80 MPH EXPOSURE B



PROJECT DATA	
PROPOSED GARPOE FOR:	
SCOTT PORTER	
CAPTAIN COOK	
TAX MAP KEY: D-2-03-0	
AREA CALCULATIONS:	
PROPOSED GARPOE:	480 SQ FT

SITE PLAN
SCALE: 1"=20'-0"



Scott Porter
Captain Cook

GENERAL NOTES:
THE OWNER/BUILDER, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE PLANS FOR ERRORS, AND DISCREPANCIES AND MUST NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION. FAILURE TO DO SO SHALL HOLD THE OWNER/BUILDER, GENERAL CONTRACTOR OR SUBCONTRACTOR LIABLE FOR DAMAGES RESULTING FROM SUCH ERRORS.
ALL CONSTRUCTION SHALL CONFORM WITH THE UNIFORM BUILDING CODE AND ALL LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
ONSITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER, GENERAL CONTRACTOR AND SUBCONTRACTORS.
NOTE: ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE.

3D
DRAFT