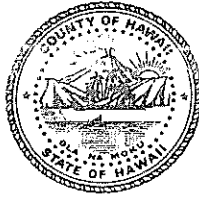


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

28 Anapuni Street, Room 109 • Hilo, Hawaii 96720-4352
(808) 961-8238 • Fax (808) 961-8742

September 12, 2002

Gregory Pouls
Myra Pouls
517 Liberty Street
Santa Cruz, CA 95060

Dear Mr. and Mrs. Pouls:

Additional Farm Dwelling Agreement

Applicants: Gregory and Myra Pouls

Land Owners: Gregory Pouls and Myra Pouls

Tax Map Key: (3) 2-6-010:130

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:

0224296 MW

SEP 13 2002 Exhibit A

Gregory Pouls
Myra Pouls
Page 2
September 12, 2002

(a) Ongoing agricultural activities include the following:

- i. Approximately 1 acre of bamboo for sale of rhizomes to commercial nurseries, timber, and potted plant sales.

(b) Proposed agricultural activities include the following:

- i. Approximately 2,500 heliconia plants to be planted on ½ acre;
 - ii. Approximately 5,000 ornamental ginger plants to be planted on ½ acre;
 - iii. Expansion of bamboo cultivation up to an additional 1 acre;
 - iv. Approximately 75 avocado trees to be planted on approximately ¼ acres; and
 - v. Approximately 100 banana plants to be planted on approximately ¼ acre.
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 5130) approved on January 30, 1986, which, pursuant to HRS §205-4.5(b), requires that the first dwelling on the lot be used as a farm dwelling.

Gregory Pouls
Myra Pouls
Page 3
September 12, 2002

3. The Farm Plan, GE Tax License (ID number 30128337), 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 August 30, 2002):

“We have reviewed the subject application and have the following information.

The property does not have an existing water service with the Department. Water is currently available for the first farm dwelling from the 2¼-inch waterline approximately 900 feet away from the parcel. Inasmuch as this application is proposing an additional detached dwelling, the installation of a separate 5/8-inch meter by the applicant would normally be required in accordance with Department regulations. However, the Department’s existing water system facilities cannot support an additional meter for the proposed additional farm dwelling at this time. Extensive improvements and additions, including source, storage, transmission, and distribution facilities, must be constructed. Currently, sufficient funding is not available and no time schedule is set.

Therefore, the Department has no objection to the proposed application subject to the applicant understanding and accepting that the Department cannot provide water service to the proposed additional farm dwelling. Further, should the application be approved, both dwellings must not share the single meter for the parcel.

For the applicant’s information, the following conditions are for the first service:

1. Sign a “Policy & Conditions for Water Service (Premises Not Within Service Limits of the Department).”
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.

Gregory Pouls
Myra Pouls
Page 4
September 12, 2002

3. Remittance of the following charges, which are subject to change, to our Customer Service Section:

a. Facilities Charge (One 1 st service at \$940.00)	\$940.00
b. Service Lateral Installation Charge (Install one meter on a County road)	2,250.00
c. Temporary Deposit (If applicant currently has no credit history with the Department.)	<u>50.00</u>

Total (Subject to Change) \$3,240.00

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

Real Property Tax Office did not submit any comments.

(b) Department of Health (Memorandum dated August 7, 2002):

“The Health Department found no environmental health concerns with regulatory implications in the submittals.”

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.

Gregory Pouls
Myra Pouls
Page 5
September 12, 2002

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.
4. Your Additional Farm Dwelling Agreement has been approved based primarily 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 September 11, 2004 may cause the Director to initiate proceedings to invalidate the AFDA.

Gregory Pouls
Myra Pouls
Page 6
September 12, 2002

In reference to the Department of Water Supply's comment, we suggest the following:

1. Any dwelling not serviced by a County water system should be provided with and maintain a private potable rain-water catchment system with a minimum capacity of 6,000 gallons for domestic consumption or potable uses. This catchment system should adhere to the Department of Public Works, Building Division's "Guidelines for Owners of Rain Catchment Water Systems" as well as the State Department of Health requirements related to water testing and water purifying devices.
2. Any farm dwelling should be provided with and maintain a private water supply system with an additional minimum storage capacity of 3,000 gallons for fire fighting and other emergency purposes. The emergency water supply system, including the necessary compatible connection devices and the location of the water storage unit on the property, should meet with the approval of the Hawaii County Fire Department.

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\Pouls 2-6-10-130 apvl.doc

Enclosure: AFDA document
AFDA document instruction sheet

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



R-611

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
OCT 11, 2002 08:02 AM

Doc No(s) 2002-181504



/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

12 1/1 Z3

AFTER RECORDATION, RETURN BY MAIL TO: U

County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

TITLE OF DOCUMENT:

ADDITIONAL FARM DWELLING AGREEMENT

PARTIES TO DOCUMENT:

FIRST PARTY: GREGORY POULS and MYRA POULS

SECOND PARTY: COUNTY OF HAWAII

PROPERTY DESCRIPTION:

TMK: (3) 2-6-010:130

ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 11th day of September, 2002, by and between GREGORY POULS and MYRA POULS, herein called the "First Party," whose mailing address is 517 Liberty St., Santa Cruz, CA 95060, and the COUNTY OF HAWAII, herein called the "Second Party."

IT IS HEREBY AGREED that the First Party may construct a third farm dwelling located on the property described by Tax Map Key (3) 2-6-010:130 situated within the State Land Use Agricultural district and zoned Agricultural (A-5a) 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 one 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.

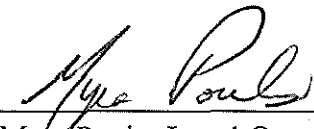
IN CONSIDERATION OF THE AFORESAID, the Second Party hereby approves this Agreement as being in conformity with Sections 205-2 and 205-4.5 of the Hawaii Revised Statutes, relative to permitted uses within the State Land Use Agricultural district. This Agreement is also in conformance with Chapter 25,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

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

FIRST PARTY:

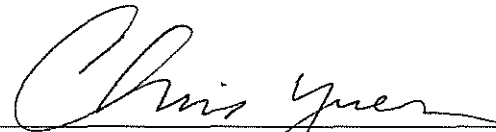


Gregory Pouls, Legal Owner



Myra Pouls, Legal Owner


SECOND PARTY:

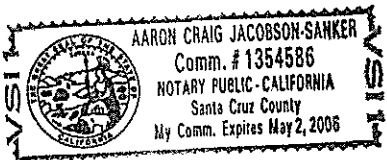


Christopher J. Yuen, Planning Director
County of Hawaii Planning Department

STATE OF California)
) SS.
COUNTY OF Santa Cruz)

On this 19th day of September, 2002 before me personally appeared GREGORY POULS and MYRA POULS 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.


Notary Public, State of California

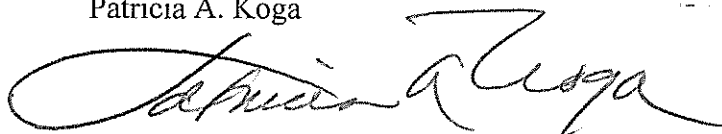


My commission expires: May 2nd 06

STATE OF HAWAII)
) SS
COUNTY OF HAWAII)

On this 8th day of October, 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:

1/17/06



