

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

May 23, 2003

Carter T. Atkinson and Susan I. Jarvi
P.O. Box 984
Volcano, Hawaii 96785

Dear Mr. Atkinson and Ms. Jarvi:

SUBJECT: Additional Farm Dwelling Agreement
Applicants: Carter T. Atkinson
and Susan I. Jarvi
Land Owners: Carter T. Atkinson, Susan I. Jarvi,
James W. Olson and Anne E. Olson
State Land Use: Agricultural
County Zoning: Agricultural (A-20a)
Land Area: 17.518-acres
Tax Map Key: (3) 3-2-004:027

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.

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EXHIBIT

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Carter T. Atkinson and Susan L. Jarvi

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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:

(a) Ongoing agricultural activities include the following:

i. The activity is proposed.

(b) Proposed agricultural activities include the following:

ii. One to two acres of assorted vegetable and tropical fruit trees; and

iii. One acre of 2 varieties of macadamia nut trees; and

iv. One acre of experimental tea plants; and

v. One-half acre apple trees; and

vi. One acre of tropical pine trees for sale as Christmas trees.

vii. Balance of property for grazing of livestock.

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)

EXHIBIT

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2. The subject lot was created prior to June 4, 1976, which, pursuant to HRS §205-Carter T. 4.5(b), allows the first dwelling on the lot to be a single-family dwelling.
3. The Farm Plan, GE Tax License (ID number 30108427), 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:

There were no comments received.
 - (b) Real Property Tax Office (Web site inquiry):

“Paid status – paid, amount due - \$0.00.”
 - (c) Department of Health (Memorandum dated April 25, 2003):

“The use of individual wastewater systems is allowed. The type and number of individual wastewater system to be used on each lot will be determined by the wastewater rules in effect at the time of building permit application.”

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

EXHIBIT

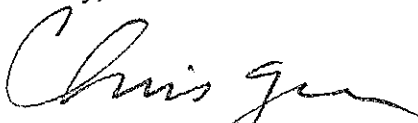
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Department with the appropriate notarized signatures along with a check made out to the Bureau of Conveyances in the amount of \$25.00 in accordance with the enclosed Additional Farm Dwelling Agreement Instructions. The Planning Department will not 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 entirely 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 May 13, 2005 may cause the Director to initiate proceedings to invalidate the AFDA.

Should you have any questions, please contact Jonathan Holmes of this office.

Sincerely,



CHRISTOPHER JAYUEN
Planning Director

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EXHIBIT

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Enclosures: AFDA document
AFDA document instruction sheet

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

EXHIBIT

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R-1172 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
JUN 24, 2003 08:02 AM
Doc No(s) 2003-127820



/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

20 1/1 Z3

10

AFTER RECORDATION, RETURN BY MAIL TO:

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: CARTER T. ATKINSON, SUSAN I. JARVI, JAMES W. OLSON and ANNE E. OLSON

SECOND PARTY: COUNTY OF HAWAII

PROPERTY DESCRIPTION:

TMK: (3) 3-2-004:027

ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 12th day of May, 2003, by and between **CARTER T. ATKINSON, SUSAN I. JARVI, JAMES W. OLSON and ANNE E. OLSON**, herein called the "First Party," whose mailing address is P.O. Box 984, Volcano, Hawaii 96785, and the **COUNTY OF HAWAII**, herein called the "Second Party."

IT IS HEREBY AGREED that the First Party may construct a second farm dwelling located on the property described by Tax Map Key (3) 3-2-004:027 situated within the State Land Use Agricultural district and zoned Agricultural (A-20a) 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:



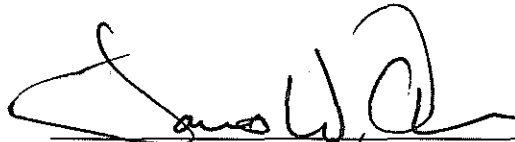
CARTER T. ATKINSON, Legal Owner

FIRST PARTY:



SUSAN I. JARVI, Legal Owner

FIRST PARTY:



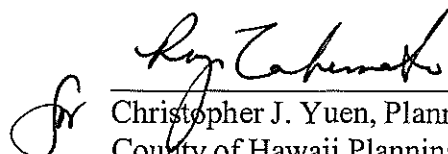
JAMES W. OLSON, Legal Owner

FIRST PARTY:



ANNE E. OLSON, Legal Owner

SECOND PARTY:



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

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this 12th day of June, 2003 before me the undersigned notary public, personally appeared **CARTER T. ATKINSON** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

W

Witness My Hand and Official Seal



Kim T Samoy
Notary Public – State of Hawaii
Third Judicial Circuit

Description:
TMK (3) 3-2-004:027
Additional Farm Dwelling Agreement

My Commission Expires: 26NOV2006

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this 10th day of June, 2003 before me the undersigned notary public, personally appeared **SUSAN I. JARVI** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

W

Witness My Hand and Official Seal



Kim T Samoy
Notary Public – State of Hawaii
Third Judicial Circuit

Description:
TMK (3) 3-2-004:027
Additional Farm Dwelling Agreement

My Commission Expires: 26NOV2006

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this 11th day of June, 2003 before me the undersigned notary public, personally appeared **JAMES W. OLSON** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

W

Witness My Hand and Official Seal



Kim T. Samoy
Notary Public – State of Hawaii
Third Judicial Circuit

Description:
TMK (3) 3-2-004:027
Additional Farm Dwelling Agreement

My Commission Expires: 26NOV2006

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this 11th day of June, 2003 before me the undersigned notary public, personally appeared **ANNE E. OLSON** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

W

Witness My Hand and Official Seal



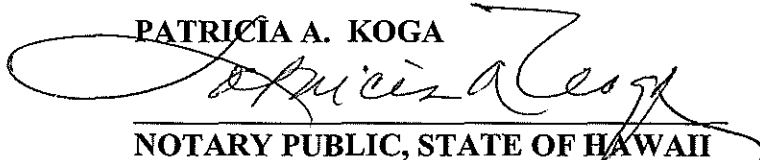
Kim T. Samoy
Notary Public – State of Hawaii
Third Judicial Circuit

Description:
TMK (3) 3-2-004:027
Additional Farm Dwelling Agreement

My Commission Expires: 26NOV2006

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this 19th day of June 2003, before me personally appeared ROY R. TAKEMOTO, to me personally known, who, being by me duly sworn, did say that he is the Deputy Planning Director of the County of Hawaii; and that the Planning Department of the County of Hawaii has no corporate seal; and that instrument was signed on behalf of the Planning Department of the County of Hawaii, a government agency, and said ROY R. TAKEMOTO, 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

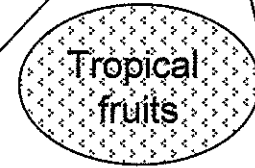
MY COMMISSION EXPIRES: 7/17/06

Boundary Follows Kalaheea Stream

TMK 3-2-4:27

Scale : 3/4 " = 100'

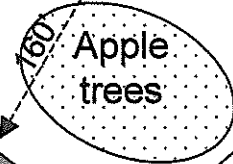
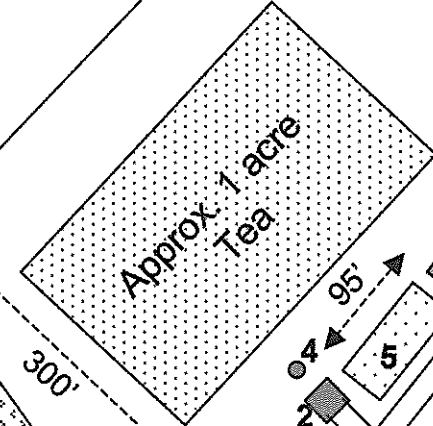
Kalaheea Stream Gulch



Limited Common Element 1
Land Area = 7.769 Acres

- 1. Existing carport
- 2. Existing dwelling (2 bedrooms)
- 3. Existing catchment
- 4. Existing cesspool
- 5. Existing greenhouse

Piha-Kahuku Road



County Roadway

Limited Common Element 2
Land Area = 9.749 Acres

- 1. Proposed dwelling (3 bedrooms)
- 2. Proposed carport
- 3. Proposed cesspool
- 4. Proposed catchment
- 5. Proposed home-garden
- 6. Storage barn
- 7. Proposed storage barn and animal shelter
- 8. Existing green house structure

Approx 1.8 acre
Grazing-fenced

Approx 1.8 acre
Grazing-fenced

Mac-nut trees

