

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

February 14, 2003

Mr. Richard Koob
RR2 Box 4500
Pahoa, Hawaii 96778

Dear Mr. Koob:

SUBJECT: **Additional Farm Dwelling Agreement**
Applicant: **Richard Koob**
Owner: **Koob Hawaii Enterprises**
State Land Use: **Agricultural**
County Zoning: **Agricultural (A-3a)**
Land Area: **94.69 Acres**
Tax Map Key: **(3) 1-2-009:029**

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.

EXHIBIT

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Your farm plan included the following ongoing and proposed income producing agricultural activities:

(a) Ongoing agricultural activities include the following:

- i. Approximately 3 acres of various fruits, other orchard crops, "mixed botanicals", and greenhouse/nursery. Another 10 acres of pasture for 2 horses and 2 cattle are indicated as well.

(b) Proposed agricultural activities include the following:

- i. Increase acreage for various fruits, other orchard crops, "mixed botanicals", and greenhouse/nursery (and add vegetables) to approximately 15 acres. Maintain 10 acres in pasture. Your estimation of man-hours of labor that will be required upon full implementation of the farm plan is 75 hours per week.

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 2981) approved on June 2, 1971, which, pursuant to HRS §205-4.5(b), allows the first dwelling on the lot to be used as a single-family.
3. The Farm Plan, GE Tax License (ID number 30030330), and the agreement to use the dwelling for agricultural or farm-related activity on the building site demonstrate that there is/will be income producing agricultural activity and the income is/will be taxed.
4. In addition, the following agencies have submitted their comments as stated below:

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(a) Department of Water Supply (Letter dated January 24, 2003):

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

The property does not have an existing water service with the Department as the parcel is beyond the service limits of the Department’s existing water system.

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

(b) Real Property Tax Office (Memorandum dated , 2002):

“There are no comments at this time.

Real Property taxes for 8/20/02 were paid late. It incurred a penalty charge.”

A revised “Real Property Tax Clearance” form was subsequently submitted on February 6, 2003 showing that the taxes are current through December 31, 2002.

(c) Department of Health (Memorandum dated January 22, 2003):

“The use of individual wastewater systems is allowed. The type and number of individual wastewater systems to be used on each lot will be determined by 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 Department with the appropriate notarized signatures along with a check made out to the Bureau of Conveyances in the

EXHIBIT



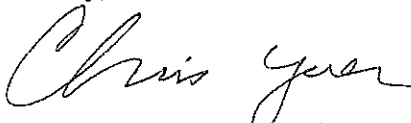
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amount of \$25.00 in accordance with the enclosed Additional Farm Dwelling Agreement Instructions. The Planning Department will not approve a building permit application for the additional dwelling until the AFDA document and all required attachments 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 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 February 14, 2005 may cause the Director to initiate proceedings to invalidate the AFDA.

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

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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Enclosure: AFDA document
AFDA document instruction sheet

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

EXHIBIT

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R-794 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
MAY 12, 2003 09:30 AM
Doc No(s) 2003-089238



/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

20 1/1 Z1

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: KOOB FAMILY LIMITED PARTNERSHIP, RICHARD
KOOB, OWNER**

SECOND PARTY: COUNTY OF HAWAII

PROPERTY DESCRIPTION:

TMK: (3) 1-2-009:029

ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 13th day of February, 2003, by and between KOOB FAMILY LIMITED PARTNERSHIP, RICHARD KOOB, OWNER, herein called the "First Party," whose mailing address is RR 2 Box 4500, Pahoa, Hawaii 96778, 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) 1-2-009:029 situated within the State Land Use Agricultural district and zoned Agricultural (A-3a) 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.

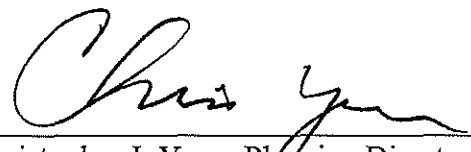
IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first
above written.

FIRST PARTY:



**KOOB FAMILY LIMITED PARTNERSHIP,
RICHARD KOOB, OWNER, Legal Owner**

SECOND PARTY:



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

STATE OF HAWAII

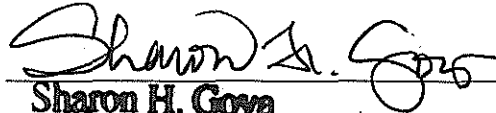
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) SS.

COUNTY OF HAWAII

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On this 7th day of March, 2003 before me personally appeared **KOOB FAMILY LIMITED PARTNERSHIP, RICHARD KOOB, OWNER** 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.



Sharon H. Goya

Notary Public, State of Hawaii

LS.

My commission expires: 2-18-2005

STATE OF HAWAII

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) SS.

COUNTY OF HAWAII

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On this _____ day of _____, 2003 before me personally appeared JAMES GREGORY ASBELL 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.

Notary Public, State of _____

My commission expires: _____

STATE OF HAWAII)
) SS
COUNTY OF HAWAII)

On this 24th day of March, 2003 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: 07/17/06