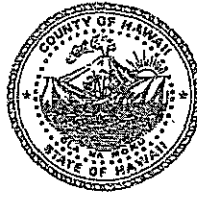


Harry Kim
Mayor



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

October 27, 2003

JoAnn Romano and Rodney Couch
P.O. Box 1329
Kealahou, Hawaii 96750

Dear Ms. Romano and Mr. Couch:

Additional Farm Dwelling Agreement

Applicants: JoAnn Romano and Rodney Couch
Land Owners: JoAnn Romano and Rodney Couch
State Land Use: Agricultural
County Zoning: Agricultural (A-5a)
Land Area: 2.432-acres
Tax Map Key: (3) 8-2-008:048

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.

EXHIBIT

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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. 20 Strawberry Papaya trees, 50 Pineapples plants, 12 Banana trees, 5 Citrus trees, 12 Banana trees, 3 Coconut trees, 2 Pomagrat trees (sic, Pomegranates?), 2 Avocado trees, 1 Star Fruit tree, 1 Macadamia nut tree, 1 Loquat tree and 1 Lychee tree. 1 Carob tree as a feasibility test. Approximately 1 ½ acres cleared and in use.

(b) Proposed agricultural activities include the following:

- i. Whole parcel to receive an irrigation system. Clear and till remaining acreage. Planting of additional Papaya trees and Pineapple plants. 2 acres to be in plantings by the end of 2004. Drill a water well for the irrigation system. Erect a shade house for propagation purposes.

5. A General Excise Tax License should be obtained when the agricultural products are being sold out of the roadside stand or elsewhere.

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 2564) approved on October 18, 1967, which, pursuant to HRS §205-4.5(b), allows the first dwelling on the lot to be a single-family dwelling.

EXHIBIT

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3. The Farm Plan proposal 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.
4. In addition, the following agencies have submitted their comments as stated below:

(a) Department of Water Supply (DWS) (Letter dated September 19, 2003):

"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 6-inch waterline in Napoopoo Road, which fronts the subject parcel.

Therefore, the Department has no objection 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 as the existing service, is.
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:

EXHIBIT

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a. Facilities Charge (One 2 nd Service at \$5,500.00 each)	\$5,500.00
b. Service Lateral Installation Charge (Install one meter on Napoopoo Road, a County road)	<u>\$2,600.00</u>
Total (Subject to Change)	\$8,100.00

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

(b) Real Property Tax Office (RPT) (Response form dated August 29, 2003):

“Property is not dedicated to Agricultural use. Applications for such are not on file. Real Property taxes are paid through December 31, 2003.”

(c) Department of Health (DOH) (Memorandum dated September 30, 2003):

“Wastewater Branch found no wastewater/environmental health concerns with regulatory implications in the submittal.”

Decision:

In view of the above, your request to construct a **second** (first AFD) 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.

EXHIBIT

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JoAnn Romano and Rodney Couch

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3. The applicable Facilities and Service Lateral Installation charges shall be paid to DWS, and the installation and inspection of the backflow prevention device shall be coordinated with them.
4. 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.
5. 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.
6. The First Party shall allow the Second Party or its representative to inspect the farm upon reasonable prior notice.
7. 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 October 18, 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 at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

JRH:pak
{ FILENAME\p }

Enclosure: AFDA document/AFDA document instruction sheet

EXHIBIT

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JoAnn Romano and Rodney Couch
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xc: Mr. Milton Pavao, DWS
Mr. Mike McCall, RPT
Planning Department - Kona

EXHIBIT

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R-998

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
DEC 23, 2003 08:02 AM

Doc No(s) 2003-283734



/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

20 1/1 Z3

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: JOANN ROMANO and RODNEY COUCH

SECOND PARTY: COUNTY OF HAWAII

PROPERTY DESCRIPTION:

TMK: (3) 8-2-008:048

ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 17th day of October, 2003, by and between **JOANN ROMANO and RODNEY COUCH**, herein called the "First Party," whose mailing address is P.O. Box 1329, Kealahou, Hawaii 96750 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) 8-2-008:048 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:

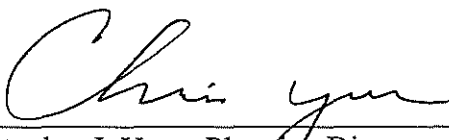


JOANN ROMANO, Legal Owner



RODNEY COUCH, Legal Owner

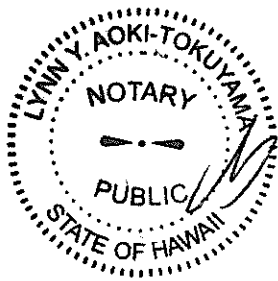
SECOND PARTY:

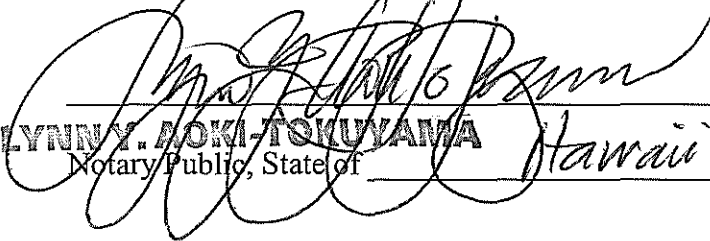


Christopher J. Yuen, Planning Director
County of Hawaii Planning Department

STATE OF HAWAII)
) SS.
COUNTY OF HAWAII)

On this _____ day of NOV 28 2003, 2003 before me personally appeared **JOANN ROMANO and RODNEY COUCH** 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.





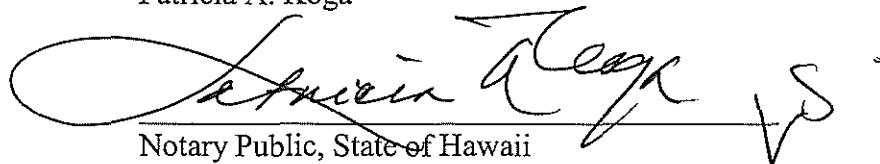
LYNN Y. AOKI-TOKUYAMA
Notary Public, State of Hawaii

My commission expires: JAN 03 2004

STATE OF HAWAII)
) SS
COUNTY OF HAWAII)

On this 18th day of December, 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

