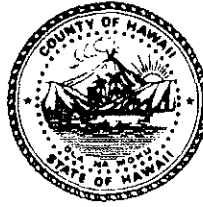


William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

West Hawai'i Office
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County of Hawai'i
PLANNING DEPARTMENT

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November 21, 2012

All Aina Services
Attn: Lori Mikkelson
P.O. Box 291
Laupahoehoe, Hawai'i 96764

Dear Ms. Mikkelson:

SUBJECT: Additional Farm Dwelling Agreement (FDA-12-000328)
Applicant: BRAD STEWART FOR RIVERVIEW DEVELOPMENTS, INC.
Land Owner: RIVERVIEW DEVELOPMENTS, INC.
State Land Use: Agricultural
County Zoning: A-20a (Agricultural, minimum building site of twenty acres)
Land Area: 57.362 acres
Tax Map Key: (3) 3-2-003:015, North Hilo, Hawai'i

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. Names, address and the signatures of the applicants/landowners.
2. A farm plan or evidence of the applicants' continual agricultural productivity or farming operation within the County, including an explanation of why this AFD is needed in connection with the agricultural productivity or farming operation. Your farm plan included the following existing and proposed income-producing agricultural activities:
 - a. Ongoing agricultural activities for the RIVERVIEW DEVELOPMENTS farm, include the following:
 - i. Grazing sixteen (16) head of cattle on approximately one half of the

- 57.362 acres;
 - ii. Leasing fifteen (15) acres for ranch use;
 - iii. Cultivation of bananas, lemons, limes, oranges, and pineapples for personal consumption;
 - iv. Leasing five (5) acres for cultivation of rotating ginger and sweet potato crops.
- b. Proposed agricultural activities include the following:
- i. Expansion of cattle herd;
 - ii. Expansion of orchard.
- c. Leases return \$500 per acre per crop for ginger alternating with \$350 per acre per crop for sweet potatoes, for an annual total of approximately \$7,500.
- d. Estimated time required to maintain the cattle ranch, orchard, and leased pastures is 40-50 hours per week. Expansion of these activities is estimated to require an additional 15-20 hours per week.
3. Applicant's commitment to the farm plan will be shown in the form of the enclosed Additional Farm Dwelling Agreement affidavit, to be notarized and submitted for recordation with the Bureau of Conveyances, which states that the additional dwelling shall be used for farm-related purposes.

Findings:

1. In Chapter 205, Hawai'i 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 prior to June 4, 1976, which, pursuant to HRS 205-4.5(b), allows the first dwelling on the lot to be a single-family dwelling.
3. The Farm Plan and the agreement to use the dwelling for agricultural or farm-related activity on the building site demonstrate that there is income-producing agricultural

activity.

4. In addition, the following agencies have submitted their comments as identified below:
 - a. Department of Water Supply (DWS) has provided comments, including but not limited to DWS inability to provide water service to the proposed additional farm dwelling (*DWS memo dated October 31, 2012, maintained in departmental TMK file*).
 - b. Department of Health (DOH) has provided comments, including but not limited to approval of the use of individual wastewater systems; construction noise constraints; and ground water quality (*DOH memo dated September 24, 2012, maintained in departmental TMK file*).

Decision:

In view of the above, your request to construct an **Additional Farm Dwelling** on the property is **approved** subject to the following conditions:

1. The AFD 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 AFD Agreement must be returned to the Planning Department with the appropriate notarized signature(s) along with a check made out to the Bureau of Conveyances in the amount of \$30.00 in accordance with the enclosed AFDA 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 any other reviewing agencies/divisions listed on the Building Permit (BP) Application shall be adhered to.
4. The applicant is responsible for any State and Federal tax consequences due to the income produced from the farm activity.

All Aina Services
Attn: Lori Mikkelson
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5. Your AFDA has been approved based on ongoing and proposed agricultural activity as summarized previously in this letter.
6. The First Party (as identified in the Additional Farm Dwelling Agreement) shall allow the Second Party or its representative to inspect the farm upon reasonable prior notice.
7. The Department of Water Supply (DWS) has determined that a County approved water system is not available to support the AFD. An Additional Farm Dwelling that is not served by an approved water system may be permitted to use a water catchment system in an area that receives an annual rainfall of at least eighty (80) inches of rain per year. A minimum 9,000 gallon water catchment system for domestic consumption and fire fighting purposes shall be required for the AFD.
8. This AFDA 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 BP for this additional farm dwelling on or before November 19, 2014, may cause the Director to initiate proceedings to invalidate the AFDA.

Please feel free to contact Jonathan Holmes of this office at (808) 961-8288 or jholmes@hawaiicounty.gov should you have any further questions and/or concerns.

Sincerely,



JBJ LEITHEAD TODD
Planning Director

JRH/KWR:kwr

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Enclosures: AFDA document
AFDA document instruction sheet

xc: Manager-Chief Engineer, DWS
Assistant Administrator, RPT
GIS Section (via email)