

Harry Kim  
Mayor



Christopher J. Yuen  
Director

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## County of Hawaii

### PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720  
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October 25, 2005

Mr. Edward F. Paradis, Ph.D.  
Mrs. Yasuko O. Paradis  
Mrs. Toshimi Sugimura, M.A.  
St. Joseph School  
1000 Ululani Street  
Hilo, HI 96720-3999

Dear Mr. & Mrs. Paradis and Mrs. Sugimura,

Request to Consider Tank Site for Purpose of Consolidation and Resubdivision of  
TMK: 2-7-038: 010 and 2-7-038: 016; Paukaa, South Hilo, Hawaii

Thank you for your letter regarding the above-described properties, which was received by this office on August 30, 2005. We apologize for the delay in responding to your inquiry.

Unfortunately, after much consideration, we will not permit you to utilize the existing, 392 square foot tank site (Parcel 16) for the purpose of a consolidation with the larger 20.41-acre Parcel 10 and its resubdivision into two 10+-acre lots under Section 23-7 of the Subdivision Code, whereby the requirements and standards of the Subdivision Code shall not apply to consolidation and resubdivision action resulting in the creation of the same or fewer number of lots than that which existed prior to the consolidation/resubdivision action.

The basic purpose of the subdivision code is to make sure that when new lots are created, which may lead to additional homes or other development, that there are adequate roads, drainage, and other infrastructure, all as required by the Subdivision Code. It is clearly the public policy to ensure that new lots have adequate infrastructure and meet minimum standards with respect to size and configuration. When new lots are not being created, as in a consolidation/resubdivision, these requirements need not be met because this does not imply further development.

*Hawai'i County is an equal opportunity provider and employer.*

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Mr. Edward F. Paradis, Ph.D.  
Mrs. Yasuko O. Paradis  
Mrs. Toshimi Sugimura, M.A.  
Page 2  
October 25, 2005

In the typical consolidation/resubdivision, the goal is to create lots that can be sold and ultimately used for residential purposes. It is not consistent with the purpose of the subdivision code to allow a lot which was created for a specific purpose of a small tank site, as the case may be, to be converted into a lot that is a potential residence.

As mentioned earlier, the tank site parcel (Parcel 16) is only 392 square feet in size, smaller than the minimum building site area required by the Zoning Code for single family residential lots and inconsistent with our current policy.

You made reference to an earlier subdivision of a parcel and tank site situated just makai of your property that was able to successfully consolidate and resubdivide into two roughly 10.5-acre lots. The tank site that was consolidated as part of this specific action was 8,102 square feet in size and met the minimum lot size requirements for a single family residential lot. Therefore, we were able to process this subdivision under Section 23-7 of the Subdivision Code.

Further subdivision of the subject property will require a change of zone to reduce the minimum lot size requirement.

Again, we apologize for our delayed response and sorry that we were not able to accommodate your request.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

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