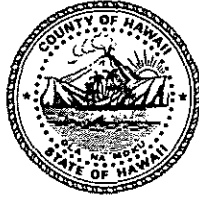


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
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CERTIFIED MAIL
Z 095 323 401

November 24, 1997

IHOPE DEVELOPMENT COMPANY, L.L.C.
391 Kilauea Avenue
Hilo, HI 96720

Gentlemen:

Variance Permit No. 870 (VAR 97-71)
Applicant: IHOPE DEVELOPMENT COMPANY, L.L.C.
Owner: IHOPE DEVELOPMENT COMPANY, L.L.C.
Request: Variance From Chapter 23, Subdivisions, Article 6, Division 2,
Improvements Required, Section 23-84, Water Supply, (1)
Tax Map Key: 1-8-006:010 Por., Lot 14

After reviewing your application and the additional information submitted, the Planning Director certifies the approval of your variance request to allow the creation of a five (5) lot subdivision without a water system meeting with the minimum requirements of Division 2, Section 23-84,(1), of the Subdivision Code.

The Planning Director has concluded that the variance from the minimum subdivision water requirements be approved based on the following findings.

SPECIAL AND UNUSUAL CIRCUMSTANCES

There are special and unusual circumstances that exist which would warrant consideration of and necessitate a variance from the minimum water requirements for the proposed five (5) lot subdivision of the subject property:

1. The subject property is identified as TMK: (3) 1-8-006:010 Por., Lot 14 and contains approximately 49.07 acres.

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2. The subject parcel is zoned Agricultural (A-5a) by the County and designated Agriculture "A" by the State Land Use Commission (LUC).
3. The applicant submitted a subdivision application (SUB 97-080) and preliminary plat map dated June 4, 1997, showing a proposed subdivision of Lot 14 into five (5) lots. Further action on the proposed 5-lot subdivision application is being deferred pending consideration of the subject water variance application.
4. The Department of Water Supply (DWS) memorandum dated July 7, 1997 states in part:

"Please be informed that the Department's existing water system facilities cannot support the proposed subdivision at this time. Extensive improvements and addition, including source, storage, transmission, booster pumps, and distribution facilities, must be constructed. Currently, sufficient funding is not available and no time schedule is set."

5. The State Department of Health (DOH) memorandum dated October 21, 1997 states:

"The Department of Health's authority on drinking water quality is based on the definition of "public water system." A "public water system" means a system for the provision to the public of piped water for human consumption, if such system has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year.

Past episodes of water quality concerns for lead, copper, algae and microbial contaminations in private rain catchment systems have identified the need for design standards. Without these control standards the Department of Health would not be able to support the use of these private rain catchment systems for drinking purposes."

6. The memorandum dated July 11, 1997, from the Department of Finance-Real Property Tax Office states:

"There are no comments at this time. This property is not in either the Ag use or the Ag dedication program. Real property taxes are paid through June 30, 1997."

7. The applicant submitted "ATTACHMENT TO Application for Variance from Minimum Water Requirements" dated August 25, 1997, describing the adequacy of rainfall in the area to support rain catchment systems.
8. No objections were received from the surrounding property owners situated within 300 feet of the subject property.

Therefore, considering the above facts and information submitted with the applicant's variance application, the Planning Director has determined that there are special or unusual circumstances applying to the subject property which exist either to a degree which deprive the applicant or owner of substantial property rights that would otherwise be available, or to a degree which obviously interferes with the best use or manner of development of the subject property.

ALTERNATIVES

There are no other reasonable alternatives in resolving the difficulty of the petitioner.

The first alternative requires the owner provide the necessary dedicable water system improvements in accordance with the standards required by DWS. The second alternative would be to drill and develop a private well and install the necessary water system improvements in accordance the standards required by DWS.

The pro rata cost per lot for the water system design and construction of an approved dedicable or private water system is economically cost prohibitive. As such, the imposition of requiring a public or private water system for the proposed five (5) lot subdivision would be putting excessive demands upon the owner when a more reasonable alternative is available.

INTENT AND PURPOSE

The intent and purpose of requiring a water system within a subdivision is to assure that adequate water is available for human consumption and fire protection.

The analysis of existing site conditions, official maps and rainfall summaries in DWS and the Planning Department appear to support the information regarding rainfall data submitted by the owners. The analysis of available private and public information appears to indicate there is adequate rainfall within the subject property and the surrounding areas to support a private rain catchment system for potable-uses.

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The State Department of Health has no specific rules or regulations relating to the utilization, construction or inspection of private rain catchment systems.

The analysis of the applicant's statements appears to indicate that there is adequate rainfall within the subject property to support a private rain catchment system for emergency and fire fighting purposes. Provisions for fire protection will be addressed and provided by the owner on the subject property.

DETERMINATION-VARIANCE CONDITIONS

No objections to the subject variance were received from the surrounding property owners and the participating government agencies.

Based on the foregoing findings, this variance request would be consistent with the general purpose of the zoning district and the intent and purpose of the Zoning Code and Subdivision Code and the County General Plan. The approval of this variance will not be materially detrimental to the public's welfare and will not cause substantial adverse impact to the area's character and to adjoining properties.

The water variance request is approved subject to the following conditions:

1. The owner, his assigns or successors shall be responsible for complying with all stated conditions of Variance Permit No. 870.
2. The owner, his assigns or successors shall file a written agreement or approved written document with the Planning Department within one (1) year from the issuance of tentative subdivision approval and prior to receipt of final subdivision approval of SUB 97-080 that shall contain the following deed language being covenants, conditions and restrictions which affect the entire property and/or the proposed lots arising from the approval of the subject pending subdivision application. This agreement shall be duly recorded at the Bureau of Conveyances of the State of Hawaii by the Planning Department at the cost and expense of the owner:
 - a. The owner agrees and accepts the fact that a County dedicable public water system is not now or in the foreseeable future able to service the existing property or the proposed lots created by the subject subdivision application.

- b. The owner agrees and accepts the fact that the County will not, at any time, bear the responsibility of supplying public water to those lots created by the subject subdivision application.
 - c. The permitted dwellings and accessory structures not serviced by a County water system shall be provided with and maintain a private potable catchment system which includes a minimum 6,000-gallon water storage tank or equivalent facility for domestic consumption or potable uses. The private rain system shall adhere to the Department of Public Works, Building Division's "Guidelines for Owners of Rain Catchment Water Systems" as well as the State Department of Health requirements related to water testing and water purifying devices.
 - d. Each permitted farm dwelling shall be provided with and maintain a private water supply system which includes an additional water storage capacity at a minimum of 3,000 gallons of water for fire fighting and emergency purposes. The design, including appropriate connector systems and location of the additional water storage capacity shall meet with the approval of the Hawaii County Fire Department.
 - e. In the event that there are any amendments or changes to the subdivision after the agreement is signed, the owner shall be responsible for informing the County Planning Department of such amendments or changes so that the agreement can be amended thusly. Further, the written agreement shall be considered as a condition and covenant running with the land and shall be binding upon the owners, his successors, and assigns and shall be incorporated as an exhibit and made part of each agreement of sale, deed, lease, or other similar documents affecting the title or ownership of the subject property or the subdivided lots.
 - f. In the event that any lots created by SUB 97-080 are provided with water service (individual meters) from the Department of Water Supply or an approved private water system, the recorded conditions and covenants will no longer be in effect.
3. The owner, his successors or assigns shall comply with all other applicable State and County rules and regulations pertaining to subdivisions and land use.

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Thank you for your understanding and patience during our review.

Should any of the foregoing stated conditions not be complied with, the Planning Director may proceed to declare this Variance Permit null and void.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

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xc: DWS
SUB 97-080