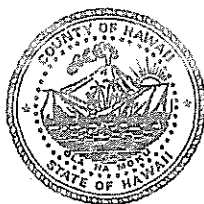


Harry Kim
Mayor



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 4, 2005

Mrs. Ayame Takaki
P. O. Box 57
Volcano, HI 96785

Dear Mrs. Takaki:

VARIANCE PERMIT NO. VAR 05-039

Applicant: AYAME TAKAKI RLT TRUSTEE

Owner: AYAME TAKAKI RLT TRUSTEE

**Request: Variance from Chapter 23, Subdivisions,
Article 6, Division 2, Improvements Required,
Section 23-84, Water Supply, (1) (2)**

Tax Map Key: 1-9-004:039, Lot 11 (Por.), (SUB 03-0010)

After reviewing the subject variance application and information submitted, the Planning Director certifies the approval of your variance from Chapter 23, Subdivisions, Article 6, Division 2, Improvements Required, Section 23-84, Water Supply, (1), to allow proposed 2-lot subdivision. The variance allows the proposed 2-lot subdivision to be created without a water system meeting without providing the minimum requirements of the Department of Water Supply (DWS).

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

BACKGROUND

1. **Location.** The subject property, containing approximately 2.918 acres, is a portion of Lot 11 of Olaa Summer Lots, being a portion of Grant 5693 to Hana Iopa, and situated at Olaa, Puna, Hawaii.

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2. **Zoning.** The subject property is zoned Single-Family Residential (RS-20) by the County and designated Urban (U) by the State Land Use Commission (LUC).
3. **Subdivision Request/PPM.** The applicant/owner submitted a subdivision application (SUB 03-0010) and revised preliminary plat map (PPM), dated May 5, 2005, proposing to subdivide subject TMK property into two (2) lots. Further action on the proposed subdivision application was deferred pursuant to an earlier letter dated June 5, 2003 in SUB 03-0010.
4. **Variance Application.** The applicant submitted the variance request and subject variance application on or about May 6, 2005.
5. **Agency Comments and Requirements (VAR 05-039):**

- a. The Hawaii County Fire Department memorandum dated June 15, 2005 states:

“We have no comments to offer at this time in reference to the above-mentioned variance application.”

- b. The State Department of Health (DOH) memorandum is dated June 16, 2005. (Refer to memorandum in variance file).
- c. The Department of Water Supply (DWS) memorandum, dated June 21, 2005, states in part:

“We have reviewed the subject application; and the comments in our memorandum of May 1, 2003, still stand and are as follows.

Please be informed that the subject property is not within the service limits of the Department’s existing water system facilities.

The nearest Department of Water Supply’s water system facility is at the end of an existing 4-inch waterline along the Volcano Highway approximately 5 miles east of the subject property.

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

6. **Notice to Surrounding Owners.** The applicant's forwarded a copy of a notice dated June 10, 2005 sent to a list of surrounding property owner(s), and other submittals. Pursuant to these submittals, it appears that the applicant's notice was mailed on or about June 13, 2005.
7. **Comments from Surrounding Property Owners or Public.** No other agency comments were received and no objections were received from surrounding property owners or public.

Therefore, after considering the circumstances and variance background information, rainfall information provided by the applicant, agency comments, and other comments from a surrounding property owner, the Planning Director has determined that there are special or unusual circumstances applying to the TMK property which exist either to a degree which deprives the applicant or co-owners of 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 applicant. The first alternative requires the applicant to extend or improve the existing county water system and provide the necessary dedicable water system improvements in accordance with DWS standards.

The second alternative would be to design, drill and develop private wells and install the necessary water system improvements in accordance with DWS standards.

As such, the imposition of improving the existing public water system or providing an approved alternative water system for the proposed subdivision would be putting excessive demands upon the applicant when a more reasonable alternative is available.

INTENT AND PURPOSE-WATER VARIANCE

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

The State Department of Health has no specific rules or regulations relating to the utilization, construction or inspection of private roof catchment water systems for potable or emergency uses.

The analysis of existing rainfall within the subject property utilizing maps at the Planning Department, DWS, and information provided by the applicant appear to indicate that there is adequate rainfall within the subject property and surrounding areas to support individual or separate private rainwater catchment systems for potable and emergency uses for the proposed subdivision. According to information and data available from the Hawaii State Climate Office (HSCO) the proposed 2-lot subdivision appears to be nearest to active rain gage station "54" situated at or near Hawaii National Parks HQ. According to recent HSCO data, the annual rainfall for "54" during 2004 was 111.81 inches. The analysis of the applicant's submittals together with rainfall data provided by the HSCO indicate the subject TMK property or proposed subdivision will receive at least 100 + inches of rainfall annually.

Given the limited extent and unusual nature of the subdivision for a family, and the size and density of the lots being created by the subdivision for family or estate purposes, the variance request is reasonable. The proposed subdivision creates only two (2) lots, whereas the full potential density under the RS-20 zoning is six (6) lots. The provisions for water storage, water distribution, and construction of private rain water catchment system(s) for the proposed 2-lots without county water will be addressed by the applicant or future lot owner(s).

The subject variance application was acknowledged by letter dated June 3, 2005. Additional time was required to complete the variance background report. The applicant agreed to extend the decision date to on or before October 7, 2005.

Based on the foregoing findings, this variance request would be consistent with the general purpose of the zoning district and the intents and purposes of the Zoning Code, Subdivision Code and the County General Plan. Furthermore, the variance requested 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.

VARIANCE DECISION-CONDITIONS

The variance request to allow a proposed 2-lot subdivision of the subject TMK property without providing a water system meeting DWS standards is **approved** subject to the following variance conditions:

1. The applicant, owners, their assigns, or successors shall be responsible for complying with all stated conditions of approval.

2. WATER VARIANCE: The owners, their 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 03-0010. This written agreement shall contain the following deed language, being covenants, conditions, and restrictions affecting lots not serviced by a County water system or pending 2-lot subdivision application and 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 owners:
 - a. The owners agree and accept the fact that a County dedicable public water system is not now able to service the proposed subdivision SUB 03-0010. Should the Council adopt a Unified Impact Fees Ordinance setting forth criteria for the imposition of exactions or the assessment of impact fees, conditions included herein shall be credited towards the requirements of the Unified Impact Fees Ordinance.
 - b. The owners agree and accept the fact that the County will not, at this time, bear the responsibility of supplying public water to the proposed or affected additional lots created by SUB 03-0010 not serviced by a County water system. No further subdivision of the lots created by SUB 98-0093 will be permitted unless county water system requirements and other requirements of Chapter 23, Subdivisions, are met.
 - c. Any lots created by SUB 03-0010 may not be made subject to a condominium property regime.
 - d. Any dwelling constructed on a proposed lot not serviced by a County water system shall be provided with and maintain a private potable rain catchment system which includes a minimum 6000-gallon water storage capacity for domestic consumption or potable uses. This private water catchment 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.

- e. Each permitted dwelling shall be provided with and maintain a private water supply system which includes an additional minimum 3,000 gallon water storage capacity for fire fighting and emergency purposes. The location and capacity of the emergency water supply system, including the necessary compatible connector system, shall meet with the approval of the Hawaii County Fire Department. The Hawaii County Fire Department also advises as a precautionary measure for other uninhabited agricultural structures that consideration be given to the provision of a similar water storage system for fire fighting and emergency purposes.
- f. In the event that there are any amendments or changes to the subdivision after the agreement is signed, the applicant shall be responsible for informing the County Planning Department of such amendments or changes so that the agreement can be amended concomitantly. Further, the written or recorded agreement shall be binding upon the owner(s), their successors or assigns and shall be incorporated as an exhibit and made part of each agreement of sale, deed, lease, or similar documents affecting the title or ownership of the existing property or approved subdivided lots.

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In the event that the County notifies the owner(s) of the lot(s) created by SUB 03-0010 that the County Water System has been upgraded or an improvement district initiated to enable service to the lots created by SUB 03-0010, the owner(s) of the lot(s) created by SUB 03-0010 shall participate in such improvement district or shall pay their pro-rata share of the upgrade and installation of laterals, as determined by the Department of Water Supply.

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i.

The subdivider and all grantees, successors, and assigns acknowledge that the parcel was created by a variance from the normal subdivision requirements of Hawaii County, and that there are no special or unusual circumstances applying to the property which deprive the owner of substantial property rights or to a degree which obviously interferes with the best use or manner of development of the property, and hence, no grounds exist or will exist for a variance from the subdivision code to permit further subdivision of the property, and that changes in the owner's personal or financial situation after acquiring the property also will not constitute grounds for a variance from the subdivision code to permit further subdivision of the property.

Mrs. Ayame Takaki

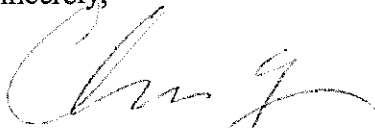
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3. The subdivision's (SUB 03-0010) final plat map shall meet all the requirements of the Hawaii County Zoning Code and the Subdivision Code not covered by this variance. No other variance from Chapter 23, Subdivisions, shall be granted to permit subdivision application SUB 03-0010.
4. The subdivider, owner(s), their assigns or successors shall pay any outstanding real property taxes and comply with all other applicable State statutes and County ordinances pertaining to building improvements and land use.

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

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

WRY/CJY:cd

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xc: Manager-DWS
Planning Dept.-Kona
SUB 03-0010