



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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November 8, 1974

Planning Commission  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

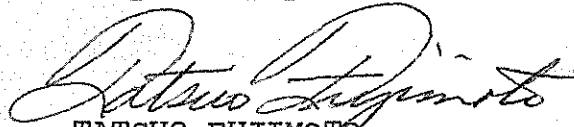
Attention: Mr. Raymond Suefuji  
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve the request by Steven L. Raiser (SP74-189) to allow a veterinary clinic on approximately .93 acre of land identified as Tax Map Key 7-8-07: 24<sup>fs</sup>, situated in the Agricultural District at Keauhou 1st, North Kona, Hawaii; subject to the 6 conditions imposed by the Hawaii County Planning Commission.

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

  
TATSUO FUJIMOTO  
Executive Officer

Encl.

cc: Steven L. Raiser  
Dept. of Taxation, Hawaii  
Property Technical Office, Dept. of Tax.  
Tax Maps Administrator, Dept. of Tax.  
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII  
LAND USE COMMISSION

November 7, 1974  
10:30 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-189 - STEVEN L. RAISER

The records and proceedings of a special permit request by Steven L. Raiser, DVM, has been transmitted by the Hawaii County Planning Commission. Dr. Raiser desires to establish a veterinary medical clinic within an existing kennel structure located in the Agricultural District at Keauhou 1st, North Kona, Hawaii on Tax Map Key 7-8-7: parcel 24, comprising 0.93 acre.

The property lies on the makai side of Kuakini Highway at the Kuakini Highway-Belt Road intersection. Nearby land uses include the J. M. Tanaka quarry and the old Keauhou School on the mauka side of Kuakini Highway; scattered single family residences; a nursery operation and vacant lands. Approximately 1,000 feet to the north is a small Urban District containing 30 lots and 13 dwellings.

Soils of the subject property have very severe limitations for cultivation and which restrict their use largely to pastures or woodlands. Presently existing on the parcel in question is a small cat kennel comprising 260 square feet and the larger kennel of approximately 2,800 square feet which will house the proposed clinic. A parking area of approximately 1,500 square feet and a 14 foot paved access road from Kuakini Highway are also located on the property.

Dr. Raiser indicates that the premises have been used as a clinic for some time prior to his purchase of the property recently. At the time of purchase, he was under the reasonable belief that the existing uses were allowable. However, upon inquiry of the Hawaii Planning Department, he was advised that the clinic was not permitted.

In support of his request for the special permit, Dr. Raiser notes that the proposed use is within the objection of the Land Use Law respecting agricultural and rural districts as the facility will serve both the agricultural interests of the livestock industry as well as the domestic animal population of residential areas. Surrounding property will not be adversely affected as the existing use has been in operation for many years. Further, the facility will be upgraded, sanitation will be improved, and needed veterinary services will be made available. No public agencies will be unreasonably burdened to provide services. The petitioner

indicates that he was formerly with the Care Animal Hospital in Honolulu but was invited to Kona to establish the veterinary clinic on a part time basis. However, the need for a full time veterinarian became increasingly evident and the former proprietors of the kennel offered to sell the property. Dr. Raiser notes that the facility will not substantially alter the present use and will contribute substantially to the public health and welfare.

#### COUNTY RECOMMENDATION

Approval of this request was recommended by the Hawaii County Planning Commission at its October 17, 1974 meeting based on the following findings, which have been summarized:

1. In light of natural buffer areas, such as a ravine, vegetation and elevation differences, noise, odor and other adverse aspects of the operation is minimized.
2. No agencies would be unreasonably burdened to provide services as all essential utilities are already available.
3. Of the 3 veterinarians in West Hawaii, only 2 are situated in Kona. One of these is the applicant and the other is a State employee who services the general public after office hours. Establishment of the full time facility will be of benefit to the Kona region.
4. Since only the interior of an existing kennel will be renovated to accommodate the proposed use, the character of the land will not be substantially altered.

Following are 6 conditions imposed by the County:

- "1. That if any signs are erected, they comply with the provisions of the Sign Ordinance;
- "2. That should the Veterinarian Medical Clinic be terminated for a continuous period of twelve (12) calendar months, then the Special Permit shall be deemed null and void;
- "3. That the vegetation surrounding the kennel area be maintained so as to provide a buffer as well as a landscaping element;
- "4. That approval also be secured from the State Highways Division;

- "5. That parking requirement comply with County Ordinance and the parking area be clearly identified and marked off; and
- "6. That all applicable rules and regulations be complied with including the 'Plan Approval' process".

Based on the evidence presented by the petitioner, staff finds that this request meets the criteria of an "unusual and reasonable" use as established in Section 2.24 of the District Regulations. Approval of the request is recommended subject to the County's conditions.