

March 13, 1981

Mr. James Scanlon
P. O. Box 1184
Keeau, Hawaii 96749

Dear Mr. Scanlon:

Special Permit Application(81-1)
Tax Map Key 1-6-9:57

The Planning Commission at its regular meeting of March 11, 1981, considered your application for a Special Permit to allow the establishment of a commercial dog kennel on 2 acres of land situated within the State Land Use Agricultural District at Orchid Land Estates Subdivision, Keeau, Puna, Hawaii.

The Commission voted to approve your application effective March 11, 1981, subject to the following conditions:

1. That the petitioner, James Scanlon, will be responsible for complying with all of the stated conditions of approval.
2. That the proposed development shall conform substantially to the representations made by the petitioner and the plans submitted with the application except as may be necessary to comply with the conditions of approval.
3. That a heavy landscape buffer be established along the northwest side property line and the rear property line for the purpose of screening and buffering the proposed use from surrounding properties. This buffer shall be incorporated into plans submitted for Plan Approval and shall be approved by the Planning Director.
4. That the kennel structure must be set back a minimum of 90' from the northwest boundary, 70' from the southwest and southeast boundaries and the fence must comply with all structural setback requirements.

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5. That plans for Plan Approval shall be submitted to the Planning Department within one (1) year from the effective date of the Special Permit and that Final Plan Approval shall be obtained within one (1) year from the date of submittal.
6. That construction of the proposed facilities shall commence within one (1) year from the date of receipt of Final Plan Approval and be completed within two (2) years thereafter.
7. That 35th Avenue be improved from Aulii Drive to the northwest boundary line of the subject property, a distance of approximately 1600 feet. These improvements should consist of 8 turnout areas, each measuring 30 feet long and 16 feet wide spaced 200 feet apart. These turnout areas should be cleared and graded to accommodate two way traffic.
8. That a cesspool, meeting the requirements for a cesspool by the Department of Health, be provided to handle the waste that may result from washing the kennels down with water.
9. That every precaution is taken to reduce any nuisances, whether it be noise or odors, which may affect the residents and properties in the immediate area. Should it be determined by the Planning Director that these precautionary measures are not being applied, the Planning Department is authorized to cease any further operation of the kennel facility.
10. That an adequate plan for drainage must be made and installed for the property meeting with the approval of the U.S.D.A. Soil Conservation Service and the Planning Department.
11. That the requirements of the Department of Public Works and the State Department of Health shall be complied with.
12. That all other applicable rules and regulations shall be complied with.
13. That all of the stated conditions must be complied with prior to the issuance of final occupancy.

Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void by the County Planning Commission.

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We will be forwarding the official Special Permit as soon as the document is prepared. In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,


BERT H. NAKANO
CHAIRMAN, PLANNING COMMISSION

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cc: State Land Use Commission
Department of Public Works
Department of Health
Soil Conservation Service

bcc: Land Use Controls Division, Planning Dept.