
SENATE CONCURRENT RESOLUTION

REQUESTING THE OFFICE OF PLANNING TO CONVENE A TASK FORCE TO REVIEW ALL STATE AND COUNTY LAND USE PRACTICES AND DEVELOP RECOMMENDATIONS TO REDUCE URBAN SPRAWL, PROPERLY DEVELOP URBAN AREAS, AND REVISE COUNTY LAWS TO REFLECT STRATEGIC LAND USE PRACTICES FOR MAIN STREET REDEVELOPMENT THAT SUPPORT PUBLIC TRANSPORTATION.

1 WHEREAS, despite the importance of agriculture, in the last
2 twenty years the State has developed nearly 3,300 acres of prime
3 farmland, increasing the price of remaining land and creating
4 financial hardships for farmers; and

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6 WHEREAS, article XI, section 3, of the Hawaii State
7 Constitution requires the State to conserve and protect
8 agricultural lands and increase self-sufficiency and directs the
9 Legislature to provide standards and criteria to meet these
10 requirements; and

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12 WHEREAS, the State needs strategic community-oriented rules
13 and regulations to protect our unspoiled landscapes and farming
14 lands, preserve the beauty of the islands, and secure its unique
15 agricultural business; and

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17 WHEREAS, there is also widespread support for the idea that
18 the State should become less reliant on cars and more reliant on
19 locally grown food and energy; and

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21 WHEREAS, Hawaii residents have voted to build a mass
22 transit system to take cars off the road and focus growth around
23 transit centers; and

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25 WHEREAS, on the island of Oahu, up to 4,000 new households
26 are created each year which requires the building of 100,000 new
27 homes over the next twenty-five years; and

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1 WHEREAS, existing land use practices create urban sprawl,
2 threatening our agricultural and conservation lands; and

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4 WHEREAS, to prevent urban sprawl from destroying our
5 agricultural lands, a viable option would be to focus growth
6 along the transit corridors; and

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8 WHEREAS, agriculture has a special place in Hawaii's
9 history and continues to be an important industry generating
10 \$1,900,000,000 and 42,000 jobs; and

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12 WHEREAS, with the decline of the sugar industry,
13 agricultural lands are being used increasingly by small farms
14 growing diversified agricultural products which have gained
15 recognition in foreign and domestic markets; and

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17 WHEREAS, millions of visitors from around the globe travel
18 to our State with the great expectation of viewing spectacular
19 landscapes of green vegetation; and

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21 WHEREAS, the increased development of farmland is due in
22 part to the substantial numbers that continue to be added to the
23 Hawaii resident population each decade, averaging at least
24 100,000 for each decade from 1960 to 2000; and

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26 WHEREAS, for each decade between 2000 and 2030, the
27 population is expected to increase by 140,000, with
28 approximately 59,000 of that growth being in the neighbor island
29 counties; and

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31 WHEREAS, much of the island of Oahu's future population
32 growth is slated for the Ewa plains and southern slopes of the
33 island's central valley, between Waipahu and Wahiawa near the
34 island's center; and

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36 WHEREAS, the increasing population puts pressure on the
37 State and counties to implement land use practices that
38 carefully regulate a balance of development while sustaining the
39 beauty and natural resources of the islands; and

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41 WHEREAS, changes in state and county land use practices
42 need to be implemented to plan for proper population growth;
43 otherwise, new housing supply will decrease and island-wide
44 prices will increase; and



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2 WHEREAS, it costs approximately \$300,000 to subsidize one
3 affordable rental unit, which, multiplied by the state shortage
4 of 10,000 units, requires \$3,000,000,000 of taxpayer subsidy and
5 provides no solution to the affordable housing shortage or
6 expansion of urban sprawl; and

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8 WHEREAS, it is also important to encourage redevelopment
9 and reinvestment in the historic nature of towns and communities
10 to preserve Hawaii's heritage for future generations; and

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12 WHEREAS, existing land use practices that increase urban
13 sprawl have discouraged economic activity in main street
14 settings by decreasing the number of visitors to main street
15 shops and vendors because development is concentrated away from
16 rather than in and around main street settings; and

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18 WHEREAS, the counties' focus should be to create
19 communities in which future generations can grow up in a safe
20 environment and in good health by reducing traffic congestion,
21 greenhouse gases, and use of fossil fuels; and

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23 WHEREAS, the counties need to look at tools such as
24 transferring density rights, incentives for redevelopment,
25 revenue generating public-private partnerships, and economic
26 development strategies; and

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28 WHEREAS, current land codes do not encourage consistency in
29 maintaining building facades of historical buildings in the area
30 or community; and

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32 WHEREAS, encouraging the development of infrastructure that
33 allows for a preferred choice of walking, biking, or the use of
34 public transportation will help accommodate the State's growing
35 population; and

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37 WHEREAS, the counties' current practices relating to land
38 use such as county ordinances, zoning, permitting, and
39 development processes need to be amended to ensure proper
40 development in appropriate areas; and

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42 WHEREAS, the Office of Planning gathers, analyzes, and
43 provides information to the Governor to assist in the overall



1 analysis and formulation of state policies and strategies to
2 address current or emerging issues; and

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4 WHEREAS, the Office of Planning engages in land use
5 planning by representing the State before the Land Use
6 Commission, assisting state agencies on land use district
7 boundary amendments, and reviewing the classification and
8 districting of all state lands; and

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10 WHEREAS, all existing land use practices, including
11 statutes, ordinances, permitting, development application
12 processes, and environmental infrastructure, need to be reviewed
13 to effectively provide the necessary information and
14 recommendations required to plan for the reduction of urban
15 sprawl and proper development and redevelopment to accommodate
16 population growth; now, therefore,

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18 BE IT RESOLVED by the Senate of the Twenty-sixth
19 Legislature of the State of Hawaii, Regular Session of 2012, the
20 House of Representatives concurring, that the Office of Planning
21 is requested to convene a task force to review all state and
22 county land use practices and develop recommendations to reduce
23 urban sprawl and properly develop urban areas; and

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25 BE IT FURTHER RESOLVED that the task force develop
26 recommendations for counties to revise laws that reflect
27 strategic land use practices for main street redevelopment in
28 existing towns that support public transportation to accommodate
29 the growing population of the State; and

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31 BE IT FURTHER RESOLVED that the task force include the
32 following members:

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- 34 (1) The Director of the Office of Planning;
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- 36 (2) The Chairperson of the Land Use Commission;
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- 38 (3) The Director or Deputy Director of each of the county
39 planning agencies; and
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- 41 (4) A representative or representatives of any other
42 interested stakeholders or entities, including but not
43 limited to developers, architects, and contractors, to
44 be selected by the Governor; and



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2 BE IT FURTHER RESOLVED that the task force is requested to
3 submit a report of the findings and recommendations, including
4 any proposed legislation, to the Legislature and the respective
5 county councils no later than twenty days prior to the convening
6 of the Regular Session of 2013; and

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8 BE IT FURTHER RESOLVED that members of the task force not
9 receive compensation for their service but be reimbursed for
10 necessary expenses, including travel expenses, incurred in the
11 performance of their duties; and

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13 BE IT FURTHER RESOLVED that certified copies of this
14 Concurrent Resolution be transmitted to the Governor,
15 Chairperson of the Land Use Commission, Director of the Office
16 of Planning, Directors of each of the county planning agencies,
17 and mayors of the counties of Hawaii, Honolulu, Kauai, and Maui.