

MAR 14 2012

---

# SENATE RESOLUTION

REQUESTING THE OFFICE OF PLANNING TO HIRE CONSULTANTS TO REVIEW ALL STATE AND COUNTY LAND USE PRACTICES AND DEVELOP RECOMMENDATIONS TO REDUCE URBAN SPRAWL AND PROPERLY DEVELOP URBAN CORES.

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

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

11 WHEREAS, there is widespread support for the idea that the  
12 State should become less reliant on cars and more reliant on  
13 locally grown food and energy; and  
14

15 WHEREAS, Hawaii residents have voted to build a mass  
16 transit system to take cars off the road and focus growth around  
17 transit centers; and  
18

19 WHEREAS, on the island of Oahu, up to 4,000 new households  
20 are created each year which requires the building of 100,000 new  
21 homes over the next twenty-five years; and  
22

23 WHEREAS, to prevent urban sprawl from destroying our  
24 agricultural lands, a viable option would be to focus growth  
25 along the transit corridors; and  
26

27 WHEREAS, changes in state and county land use practices  
28 need to be implemented to plan for the proper population growth;  
29 otherwise, new housing supply will decrease and island-wide  
30 prices will increase; and  
31

32 WHEREAS, it costs approximately \$300,000 to subsidize one  
33 affordable rental unit, which, multiplied by the state shortage  
34 of 10,000 units, requires \$3,000,000,000 of taxpayer subsidy and



1 provides no solution to the affordable housing shortage or  
2 expansion of urban sprawl; and  
3

4 WHEREAS, the Office of Planning gathers, analyzes, and  
5 provides information to the Governor to assist in the overall  
6 analysis and formulation of state policies and strategies to  
7 address current or emerging issues; and  
8

9 WHEREAS, the Office of Planning engages in land use  
10 planning by representing the State before the Land Use  
11 Commission, assisting state agencies on land use district  
12 boundary amendments, and reviewing the classification and  
13 districting of all state lands; and  
14

15 WHEREAS, consultants with expertise on state and county  
16 land use issues are needed to review all existing land use  
17 practices, including statutes, ordinances, permitting,  
18 development application processes, and environmental  
19 infrastructure, to effectively provide the necessary information  
20 and recommendations required to plan for the reduction of urban  
21 sprawl and proper development and redevelopment to accommodate  
22 population growth; now, therefore,  
23

24 BE IT RESOLVED by the Senate of the Twenty-sixth  
25 Legislature of the State of Hawaii, Regular Session of 2012,  
26 that the Office of Planning is requested to use funds in its  
27 existing budget to hire consultants to review all state and  
28 county land use practices and develop recommendations to reduce  
29 urban sprawl and properly develop urban cores; and  
30

31 BE IT FURTHER RESOLVED that the Office of Planning is  
32 requested to submit a report of the findings and recommendations  
33 of the consultants, including any proposed legislation, to the  
34 Legislature no later than twenty days prior to the convening of  
35 the Regular Session of 2013; and  
36



1 BE IT FURTHER RESOLVED that certified copies of this  
2 Resolution be transmitted to the Governor, Director of the  
3 Office of Planning, and Chairperson of the Land Use Commission.  
4  
5  
6

OFFERED BY: 

