

MAR 14 2012

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## SENATE RESOLUTION

URGING THE COUNTIES TO REVISE LAWS TO REFLECT STRATEGIC LAND USE PRACTICES FOR MAIN STREET REDEVELOPMENT IN EXISTING TOWNS THAT SUPPORT PUBLIC TRANSPORTATION TO ACCOMMODATE THE GROWING POPULATION OF THE STATE.

1           WHEREAS, the State needs strategic community-oriented rules  
2 and regulations to protect our unspoiled landscapes and farming  
3 lands, preserve the beauty of the islands, and secure its unique  
4 agricultural business; and

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

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9           WHEREAS, agriculture has a special place in Hawaii's  
10 history and continues to be an important industry generating  
11 \$1,900,000,000 and 42,000 jobs; and

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

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

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22           WHEREAS, trends in the travel industry also show an  
23 increasing interest in eco-tourism, farm tours, and cultural  
24 experiences; and

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26           WHEREAS, substantial numbers continue to be added to the  
27 Hawaii resident population each decade, averaging at least  
28 100,000 for each decade from 1960 to 2000; and

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30           WHEREAS, for each decade between 2000 and 2030, the  
31 population is expected to increase by 140,000, with  
32 approximately 59,000 of that growth being in the neighbor island  
33 counties; and  
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1           WHEREAS, much of the island of Oahu's future population  
2 growth is slated for the Ewa plains and southern slopes of the  
3 island's central valley, between Waipahu and Wahiawa near the  
4 island's center; and

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

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

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

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

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

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

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

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40           WHEREAS, the increasing population puts pressure on the  
41 counties to implement land use practices that carefully regulate  
42 a balance of development while sustaining the beauty and natural  
43 resources of the islands; now, therefore,



1 BE IT RESOLVED by the Senate of the Twenty-sixth  
2 Legislature of the State of Hawaii, Regular Session of 2012,  
3 that the counties are urged to revise laws to reflect strategic  
4 land use practices for main street redevelopment in existing  
5 towns that support public transportation to accommodate the  
6 growing population of the State; and  
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8 BE IT FURTHER RESOLVED that certified copies of this  
9 Resolution be transmitted to the mayors of the counties of  
10 Hawaii, Honolulu, Kauai, and Maui.  
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OFFERED BY: 

