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Statement of
ABBEY SETH MAYER
Interim Director, Office of Planning
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before the
**SENATE COMMITTEE ON INTERGOVERNMENTAL
AND MILITARY AFFAIRS**
Friday, March 14, 2008
1:15 PM
State Capitol, Conference Room 229

in consideration of
HB 2523
RELATING TO THE LAND USE COMMISSION.

Chair Inouye, Vice Chair Tsutsui, and Members of the Senate Committee on Intergovernmental and Military Affairs.

The Office of Planning supports HB 2523 which would require the State Land Use Commission (LUC) to consider County plans in their decision-making on district boundary amendments.

Requiring the LUC to consider the county general plan and adopted community or development plans when making decisions is supportive of good planning practice. In fact, the LUC already has adopted in its own administrative rules (Section 15-15-77(b)(4), Hawaii Administrative Rules) a requirement that "...In establishing the boundaries of the districts in each county, the commission shall give consideration to the general plan of the county in which the land is located." Also, the Office of Planning, as a matter of practice, incorporates the status of county general and adopted community or development plans into our reviews and position statements on all petitions. Therefore, passage of the proposed bill would serve to more closely align Section 205-17, Hawaii Revised Statutes, with current practice.

Thank you for the opportunity to testify.



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March 13, 2008

The Honorable Lorraine R. Inouye, Chair
Senate Committee on Intergovernmental & Military Affairs
State Capitol, Room 201
Honolulu, Hawaii 96813

RE: H.B. 2523 Relating to the Land Use Commission
Hearing Date: March 14, 2008 @ 1:15 p.m., Room 229

Dear Chair Inouye and Members of the Senate Committee on Intergovernmental & Military Affairs:

On behalf of our 10,000 members in Hawaii, the Hawaii Association of REALTORS® (HAR) supports the intent of H.B.2523 which amends Land Use Commission decision-making criteria to include the County General Plan and plans adopted pursuant to the general plan.

HAR served on the Interim Task Force on Smart Growth created pursuant to HR 259, Regular Session of 2007 and was very pleased with the high level of cooperation and discussion that occurred at all of the meetings. HAR strongly supports the ten smart growth principles which include creating a range of housing opportunities and choices, mixed land uses, and a variety of transportation choices. H.B. 2523 would guide the Land Use Commission to specifically consider, in its review of any petition for reclassification of district boundaries, the county general plan and all community, development, or community development plans adopted pursuant to the county general plan, as they relate to the land that is the subject of the reclassification petition. The consideration of the county general plan is necessary to ensure that issues specific to that county are not overlooked.

HAR looks forward to working with our state lawmakers in building better communities by supporting quality growth, seeking sustainable economies and housing opportunities, embracing the cultural and environmental qualities we cherish, and protecting the rights of property owners.

Mahalo for the opportunity to testify.

A handwritten signature in black ink, appearing to read "Rowena Cobb".

Rowena Cobb, Chair
Government Affairs Committee