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# SENATE 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

5  
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

11  
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

20  
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

24  
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

28  
29 WHEREAS, existing land use practices create urban sprawl,  
30 threatening our agricultural and conservation lands; and

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1           WHEREAS, to prevent urban sprawl from destroying our  
2 agricultural lands, a viable option would be to focus growth  
3 along the transit corridors; and  
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5           WHEREAS, agriculture has a special place in Hawaii's  
6 history and continues to be an important industry generating  
7 \$1,900,000,000 and 42,000 jobs; and  
8

9           WHEREAS, with the decline of the sugar industry,  
10 agricultural lands are being used increasingly by small farms  
11 growing diversified agricultural products which have gained  
12 recognition in foreign and domestic markets; and  
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14           WHEREAS, millions of visitors from around the globe travel  
15 to our State with the great expectation of viewing spectacular  
16 landscapes of green vegetation; and  
17

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

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

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

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

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

43           WHEREAS, it costs approximately \$300,000 to subsidize one  
44 affordable rental unit, which, multiplied by the state shortage



1 of 10,000 units, requires \$3,000,000,000 of taxpayer subsidy and  
2 provides no solution to the affordable housing shortage or  
3 expansion of urban sprawl; and  
4

5 WHEREAS, it is also important to encourage redevelopment  
6 and reinvestment in the historic nature of towns and communities  
7 to preserve Hawaii's heritage for future generations; and  
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9 WHEREAS, existing land use practices that increase urban  
10 sprawl have discouraged economic activity in main street  
11 settings by decreasing the number of visitors to main street  
12 shops and vendors because development is concentrated away from  
13 rather than in and around main street settings; and  
14

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

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

25 WHEREAS, current land codes do not encourage consistency in  
26 maintaining building facades of historical buildings in the area  
27 or community; and  
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29 WHEREAS, encouraging the development of infrastructure that  
30 allows for a preferred choice of walking, biking, or the use of  
31 public transportation will help accommodate the State's growing  
32 population; and  
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34 WHEREAS, the counties' current practices relating to land  
35 use such as county ordinances, zoning, permitting, and  
36 development processes need to be amended to ensure proper  
37 development in appropriate areas; and  
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39 WHEREAS, the Office of Planning gathers, analyzes, and  
40 provides information to the Governor to assist in the overall  
41 analysis and formulation of state policies and strategies to  
42 address current or emerging issues; and  
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1 WHEREAS, the Office of Planning engages in land use  
2 planning by representing the State before the Land Use  
3 Commission, assisting state agencies on land use district  
4 boundary amendments, and reviewing the classification and  
5 districting of all state lands; and

6  
7 WHEREAS, all existing land use practices, including  
8 statutes, ordinances, permitting, development application  
9 processes, and environmental infrastructure, need to be reviewed  
10 to effectively provide the necessary information and  
11 recommendations required to plan for the reduction of urban  
12 sprawl and proper development and redevelopment to accommodate  
13 population growth; now, therefore,

14  
15 BE IT RESOLVED by the Senate of the Twenty-sixth  
16 Legislature of the State of Hawaii, Regular Session of 2012,  
17 that the Office of Planning is requested to convene a task force  
18 to review all state and county land use practices and develop  
19 recommendations to reduce urban sprawl and properly develop  
20 urban areas; and

21  
22 BE IT FURTHER RESOLVED that the task force develop  
23 recommendations for counties to revise laws that reflect  
24 strategic land use practices for main street redevelopment in  
25 existing towns that support public transportation to accommodate  
26 the growing population of the State; and

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28 BE IT FURTHER RESOLVED that the task force include the  
29 following members:

- 30  
31 (1) The Director of the Office of Planning;  
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33 (2) The Chairperson of the Land Use Commission;  
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35 (3) The Director or Deputy Director of each of the county  
36 planning agencies; and  
37  
38 (4) A representative or representatives of any other  
39 interested stakeholders or entities, including but not  
40 limited to developers, architects, and contractors, to  
41 be selected by the Governor; and  
42

43 BE IT FURTHER RESOLVED that the task force is requested to  
44 submit a report of the findings and recommendations, including



1 any proposed legislation, to the Legislature and the respective  
2 county councils no later than twenty days prior to the convening  
3 of the Regular Session of 2013; and

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

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

