



March 27, 2018

Senator Karl Rhoads, Chair
Senator Mike Gabbard, Vice Chair
Senate Committee on Water and Land

Senator Will Espero, Chair
Senator Breene Harimoto, Vice Chair
Senate Committee on Housing

Comments, Concerns and Opposition to SCR 179 /SR 97 Requesting the City Council of the City and County of Honolulu to require a Conditional Use Permit-Major for any and all allowed uses on lands in P-2 General Preservation Districts that are within one hundred feet of a residential area.

Wednesday, March 28, 2018, at 2:45 p.m., in Conference Room 224

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety.

LURF appreciates the opportunity to provide **comments, concerns and OPPOSITION** to this bill, and respectfully requests that SCR 179 and SR 97 be **HELD** in your Committees to allow affected landowners, Agricultural and land use organizations to work with the proponents to address and resolve the issues or problems that gave rise to these measures, or in the alternative, that the measures be **AMENDED to exempt Utility Installations.**

SCR 179 and SR 97. These measures request that the City Council of the City and the City Council of the City and County of Honolulu to require a Conditional Use Permit-Major (CUP-Major) for any and all allowed uses on lands in P-2 General Preservation Districts that are within one hundred feet of a residential area.

The SCR 179 and SR 97 do not specifically state the issues or problems which gave rise to these measures, or the problems that are expected to be addressed by requiring a CUP-Major for any and all allowed uses on P-2 lands.

LURF's Position. LURF understands that there are existing electrical utility transmission, sub transmission, and distribution facilities throughout P-2 -zoned areas, which are critical to maintain the overall reliability of electrical utility systems from conventional systems as well from renewable energy resources to the grid.

Currently, Honolulu's Land Use Ordinance (LUO) allows minor Utility Installations as a permitted use on P-2 lands; and Utility Installations with potential major impacts are required to obtain a CUP-Minor permit. LURC understands that the current county land use process provides sufficient oversight of the electrical utility uses of Preservation lands.

According to testimony from the Hawaiian Electric Company, Inc., the CUP-Major permitting process proposed by SCR 179 and SR 97 could unnecessarily delay work on utility facilities in the P-2 district lands, and may negatively impact any emergency repairs of those utilities, which could elevate the risk for long-term power outages.

Understanding the importance of the issues raised by SCR 179 and SR 97, **LURF respectfully requests that this bill be DEFERRED, or HELD by our Committees** to allow stakeholders, including, but not limited to the counties, utility companies, government agencies, the public, private landowners, legal experts and other interested parties to work together to come to a consensus regarding the purposes of these measures, as well as alternatives to resolve the issues and problems which gave rise to these measures. **In the alternative, LURF respectfully requests that the measures be AMENDED to exempt Utility Installations.**

Thank you for the opportunity to provide comments and concerns relating to these proposed measures.

SR-97

Submitted on: 3/28/2018 1:25:12 PM

Testimony for WTL on 3/28/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Marti Townsend	Testifying for Sierra Club of Hawai'i	Support	Yes

Comments: