

Meeting No. 5 Notes

Thursday, October 30, 2014, 1:30 p.m.

Hawaii State Art Museum, 1st Floor Conference Room

No. 1 Capitol District (Hemmeter Building)

250 S. Hotel Street, Honolulu

I. Problem Statements and Analysis

- The problem statements presented by OP are a work in progress. They will inform the development of solutions.
- Comments regarding “No consensus on the need for major reform”:
 - o This statement should not be included in the list of issues or problems
- Comment regarding “The LUC process duplicates county zoning”:
 - o Need to look at state and county agency interests and identify interests agency by agency
- Comment regarding “LUC should go back to a quasi-legislative process”:
 - o Need to provide more data on why Hawaii is the only state with quasi-judicial “zoning”
 - o The quasi-judicial process should be retained (supplemental comment)
- Comment regarding “Implementation”:
 - o There is systemic disinvestment in plans at the state and county levels (the plans are old), resulting in an unpredictable land use system
 - o There is no funding for implementation at the front end
 - o Need to indicate the percent of projects that do not go to the LUC (e.g., if in Urban District). If the project is in the plan or in the Urban District, it goes straight to county permitting
- Specific issues or problems missing from the list:
 - o There are non-agricultural uses in the Agricultural District
 - o There are lands in other districts that should be in the Conservation District
 - o Include the case studies discussed in Sierra Club’s article, “Success Stories of HRS Chapter 205”
 - o Affordable housing should be included in the list, specifically the production of affordable rental and for sale units and Chapter 201H, HRS. Housing is a critical need for social stability and economic well-being of Hawaii’s families that it needs equal and explicit attention in this review. With a growing gap between demand and supply of affordable housing (source: DBEDT/READ), Hawaii’s land use system needs to play a stronger role in addressing the need for more housing. Suggest adding affordable housing as an explicit element in addition to the broader “Built environment/ communities that protect natural environments and meet societal needs.” The latter is broad enough to cover almost anything

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except agriculture and open space.

- General comments:
 - o Need to know the facts behind the issues and problems
 - o Still need to determine if something is broken that needs fixing
 - o There is increased flexibility with new information/science/data. Consider using this data to revisit land use classification of lands using new information
 - o We still do not have a sense of the problem or what it is
 - o Most land use problems are in the Agricultural District
 - o Need to narrow the analysis and address the “low-hanging fruit” issues

II. Community and Stakeholder Engagement

- General comments:
 - o Share invited stakeholder lists with the task force
- Recommendations for process:
 - o Give community the range of options for fixes or changes, beyond the cluster of five options
 - o It would be wrong to give the public the impression that this is only about the State LUC process. Need to give the public the bigger picture and provide context for public by dividing the “land use system” into its smaller parts: the state/LUC process, the county process, the judicial process, and the environmental process
 - o Provide case studies at the meetings to illustrate the entire land use process
 - o Test the desired outcomes listed in Table 1: Initial Summary of Elements for Desired Land Use System
 - o Provide a smaller list of issue and problem statements—a smaller list will result in more meaningful comments
 - o Public education component must be widespread or else there will be questions on everything (we can assume that the targeted meetings will have some level of understanding of the land use system)
 - o Need to customize land use process by island

III. Next Steps

- Task force members are encouraged to submit any additional data to support or further define the issue and problem statements
- Task force members are encouraged to provide feedback on the content of the issue and problem statements