

NOTICE OF LAND USE COMMISSION MEETING
Hybrid Meeting – February 5, 2025
AGENDA

DATE: February 5, 2025 (possible continuance on February 6, 2025, at 10:00 a.m.)

TIME: 10:00 a.m.

VIRTUAL: <https://us02web.zoom.us/j/83053032515?pwd=r6ePtXb39zpTo30hGD7aafA99XaRB6.1>

LOCATION: Leiopapa A Kamehameha, State Office Tower, Room 405
235 S Beretania Street, Room 405, Honolulu, HI 96813

1. Call to Order

2. A89-651 Haseko ('Ewa) Inc. (O'ahu)

To consider Petitioner's 2024 Motion for Approval of Job Credits as required by the Land Use Commission ("LUC") Decision and Order issued on October 17, 1990. Files pertaining to this docket are available at: <https://luc.hawaii.gov/a89-651>

Parcel is identified as TMK No. 9-1-12: 5 (por.), 6 (por.), and 23 (por.), approximately 403.008 acres located in Honouliuli, 'Ewa, O'ahu, State of Hawai'i.

3. Approval of Minutes for January 22, 2025

4. Tentative Meeting Schedule

5. Status Report by the Land Use Development Coordinator

6. Decision on Commission's Position Regarding SB28

RELATING TO THE LAND USE COMMISSION. Specifies that a simple majority of affirmative votes of the members of the LUC present at a meeting and qualified to vote is required for any boundary amendment.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=28&year=2025

7. Decision on Commission's Position Regarding SB36

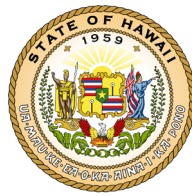
RELATING TO THE LAND USE COMMISSION. Requires the LUC to reclassify lands that are designated for urban growth under a county general plan or county development plan as being in the urban district at the request of the county.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=36&year=2025

8. Decision on Commission's Position Regarding SB1079 and HB502

RELATING TO LAND USE. Temporarily allows each county, by resolution of its county council, to petition for the redistricting of land from an agricultural district to a rural district through the LUC's declaratory ruling process. Effective 7/1/2026. Sunsets 6/30/2029.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1079&year=2025
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=502&year=2025



9. Decision on Commission's Position Regarding SB1114

RELATING TO HOUSING. Authorizes large landowners to petition the LUC to allow the development of elderly housing on portions of agricultural lands.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1114&year=2025

10. Decision on Commission's Position Regarding SB1157

RELATING TO LAND USE COMMISSION. Allows the counties to amend district boundaries involving land areas greater than fifteen acres without appearing before the LUC if the affected lands are included in the County General Plan or County Development Plan. Requests the LUC to update the digital state land use district maps and to encourage transit-oriented development that preserves the character of the State's rural areas.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1157

11. Decision on Commission's Position Regarding SB1334 and HB1015

RELATING TO LAND USE. Authorizes county petition process for review and approval of land use district boundary amendments based on adopted county general plans or county development plans.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1334&year=2025
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1015&year=2025

12. Decision on Commission's Position Regarding SB740 and HB777

RELATING TO SPECIAL PERMITS. Authorizes the LUC to designate another agency, including the Office of Planning and Sustainable Development, Department of Agriculture, or Agribusiness Development Corporation, to monitor compliance with any restrictions imposed in a special permit.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=740&year=2025
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=777&year=2025

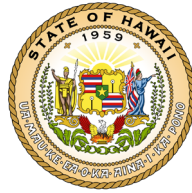
13. Decision on Commission's Position Regarding HB826

RELATING TO HOUSING. Authorizes a county planning commission, by special permit, to permit land uses exclusively providing residential housing for long-term rental or affordable fee simple ownership in an agricultural district, under certain conditions. Repeals 6/30/2035.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=826&year=2025

14. Decision on Commission's Position Regarding SB1332 and HB1013

RELATING TO IMPORTANT AGRICULTURAL LANDS. Repeals the provision authorizing farm dwellings and farm employee housing on important agricultural lands, amends the provision for priority permit processing to include farm cluster housing, and adopts a new provision establishing farm cluster housing to incentivize the designation of lands as important agricultural lands pursuant to chapter 205, HRS.



https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1332&year=2025
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1013&year=2025

15. Decision on Commission's Position Regarding SB1099

RELATING TO IMPORTANT AGRICULTURAL LANDS. Authorizes the Land Use Commission to designate important agricultural lands and adopt maps for the designated lands in counties that fail to identify and recommend important agricultural lands by December 31, 2027.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1099&year=2025

16. Decision on Commission's Position Regarding SB26 and HB 1451

RELATING TO AFFORDABLE HOUSING. Establishes the Affordable Housing Land Inventory Task Force within the Hawai'i Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. Appropriates moneys.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=26&year=2025
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1451&year=2025

17. Decision on Commission's Position Regarding SB498 and HB1294

RELATING TO AGRICULTURAL WORKFORCE HOUSING. Requires the Department of Agriculture to establish an Agricultural Workforce Housing Working Group to address the shortage and challenges of agricultural workforce housing in the State. Requires reports to the Legislature. Appropriates funds.

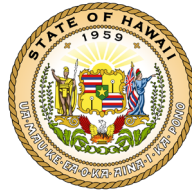
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=498&year=2025
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1294&year=2025

18. Decision on Commission's Position Regarding SB197

RELATING TO PUBLIC NOTICE. Establishes enhanced public notice requirements for changes in land use by the Department of Hawaiian Home Lands, Department of Land and Natural Resources, or University of Hawaii and boundary changes by the LUC. Requires approval of the project by the community through a referendum of nearby adult residents except for projects within the Mauna Kea science reserve, which require a referendum by all adult residents of the country in which the Mauna Kea science reserve is located. Appropriates moneys.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=197&year=2025

19. Adjournment



NOTE: Agenda items may be taken out of order.

Participating Virtually via Zoom. You may be asked to enter your name or email. The Commission requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous.

Join the Zoom Webinar:

February 5, 2025: <https://us02web.zoom.us/j/83053032515?pwd=r6ePtXb39zpTo30hGD7aafA99XaRB6.1>

(Webinar Passcode: 0205 Webinar ID: 830 5303 2515 Dial-In Number: +1-646-568-7788)

If the connection is lost during the meeting, the meeting will be on hold until the connection can be re-established.

This meeting may be continued onto a second day. If this meeting is continued, it will resume on February 6, 2025, at 10:00 a.m. in the same location and with the same telephone and Zoom information.

Oral Public Testimony. Oral testimony (in-person or via Zoom) will be limited to two minutes for each testifier per agenda item. To sign up for oral testimony via Zoom please use the Q&A feature during the scheduled meeting. If you intend to provide in-person oral testimony, please attend at the meeting location indicated on the agenda.

Written Public Testimony. You may submit written testimony Online: <https://luc.hawaii.gov/testimony>, Mail: State Land Use Commission, P.O. Box 2359, Honolulu, HI, 96804-2359, or Email: dbedt.luc.web@hawaii.gov. To ensure the Commissioners have time to review your written testimony, we suggest that it reaches us at least 24 hours before the scheduled meeting.

§92-4 & §92-5 Executive Meetings. During the scheduled meeting, the Commission may elect to go into Executive Session for reasons limited to those set forth in section 92-5(a), HRS, including in order to consult with its legal counsel on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities.

§92-7.5 Board Packet. Meeting materials for this session are available for public viewing on the LUC website at <http://luc.hawaii.gov>, or in person at the LUC office located at 235 S. Beretania Street, Room 406, Honolulu, HI 96813. The Board Packet includes the draft minutes and staff report for the docket(s) listed above. In accordance with §92-7.5, these documents will be posted at least two business days prior to the scheduled meeting.

Special Assistance. If you need an auxiliary aid/service or other accommodation due to a disability, please contact the State Land Use Commission at (808) 587-3823 or dbedt.luc.web@hawaii.gov as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.