FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS

I. PROPOSAL

This matter came before the Planning Commission, City and County of Honolulu (hereinafter the “Commission”), at its public hearing held on March 6, 2013. The Commission considered the proposed Koolau Loa Sustainable Communities Plan dated December 2012 (hereinafter the “Proposed Plan”), and adopting ordinance submitted by the Director of Planning and Permitting to amend the Sustainable Communities Plan, Ordinance No. 99-72, relating to the Koolau Loa region of the City and County of Honolulu. This proposed amendment is pursuant to Section 6-1509 of the Revised Charter of the City and County of Honolulu 1973, as amended (hereafter “Revised Charter”), relating to development plans, and Section 24-7.10 of the Revised Ordinances of Honolulu, as amended, relating to the comprehensive review of the current Koolau Loa Sustainable Communities Plan (hereinafter “KLSCP”).

A public hearing was held on this matter by the Commission on March 6, 2013, in accordance with Section 6-1512 of the Revised Charter and Subchapter 2 of the Rules of the Planning Commission, City and County of Honolulu, effective January 16, 1995. The public hearing was closed on March 6, 2013, and the matter was continued to March 20, 2013 for action. On March 20, 2013, the Planning Commission continued the matter to April 3, 2013.
II. FINDINGS OF FACT

On the basis of the record, the Commission hereby finds that:

1. The Proposed Plan is consistent with Section 6-1509 of the Revised Charter.

2. The KLSCP area consists of the coastal plains, ridges, and valleys along Oahu’s north and north-east shores from Waialae to Kaaawa. The Pacific Ocean forms its northeastern and northwestern boundaries and the summit of the Koolau mountain range defines its inland extremity. The area includes the communities of Kaaawa, Kahana, Punalu‘u, Hauula, Laie, Kauhaku, and Kawela. The region also includes the Brigham Young University-Hawaii Campus (hereinafter “BYU”), Turtle Bay Resort, the Kii and Punamano Wildlife Refuges, numerous white sand beaches and recreational areas, and many small farms. The region contains less than two percent of Oahu’s population with the majority of the region’s jobs located in Laie. Kamehameha Highway, the region’s only major arterial into and out of the region, provides vehicular access via a two-lane roadway.

3. The Proposed Plan, which was developed after six years of community dialogue, interviews, and focus group working sessions, provides a vision and a general planning framework for the future of the region via the Proposed Plan’s policies and guidelines intended to implement the vision for the region as set forth in the Proposed Plan. In summary, the Proposed Plan balances the need for affordable housing, regional employment, and adequate support infrastructure while retaining rural character, open space and cultural resources.

4. Prior to March 6, 2013, the Commission received the Proposed Plan package which consisted of the following documents:

   a. Summary of substantive changes to the KLSCP,

   b. Final draft of the Proposed Plan,

   c. Technical report describing each proposed amendment, reason for the amendment, an analysis of how the Proposed Plan supports the General Plan, along with supporting documentation of the community and agency involvement
and review process, background reports and presentations, prior versions of the
draft plan, and third party requests for amendments to the KLSCP,

d. Draft ordinance for adoption of the Proposed Plan, and
e. Notice of the Proposed Plan’s availability for review and comment.

5. At the Commission’s public hearing of March 6, 2013, held at the Windward
Community College, staff of the Department of Planning and Permitting (hereinafter
“Department”) provided an oral presentation of the Proposed Plan and the planning process.
The Department also summarized the written comments of the City Department of Emergency
Services and the Board of water Supply, submitted after the Proposed Plan was transmitted to
the Commission, and indicated that the Department did not object to proposed clarification and
definitional changes to the Plan.

6. Forty-eight persons testified in favor of adopting the Proposed Plan, with much of
the testimony related to proposed provisions supporting the addition of affordable workforce
housing. Twenty-nine persons testified in opposition, much of which concerned the inclusion of
the proposed increase in student population at BYU and the resultant need for a new support
community in Malaekahana and the recognition of Turtle Bay Resort’s existing entitlements. In
addition, two persons testified on the Proposed Plan but did not take a position.

7. In addition, the Commission received written testimonies, including emails, in
support of and in opposition to the adoption of the Proposed Plan. Opposing testimony primarily
related to the impacts associated with planned expansion at Turtle Bay Resort and the new
residential community at Malaekahana.

8. The Proposed Plan does not require the preparation and acceptance of an
environmental disclosure document pursuant to Chapter 343, Hawaii Revised Statutes.

9. The proceedings of the above hearing are recorded in the Commission
transcripts of March 6 and 20, and April 3, 2013.

10. In response to the Commission’s request of March 6, 2013 for clarification on the
potential dwelling unit count on lands currently zoned for residential use for the region, the
Department on April 3, 2013 provided an estimated number of potential dwelling units by land ownership categories. The Department emphasized that the potential dwelling unit count are “raw” numbers and do not consider constraints on construction relating to flooding conditions, park expansion plans, and existing public/private facilities such as schools and medical facilities, which could substantially reduce the estimated potential.

11. The Department presented graphical representations of the potential dwelling units, attached as Exhibits A, B and C hereto, which show that much of estimated potential dwelling units are located within the Laie and Kahuku communities and are generally impacted by the potential for flood hazards.

12. In response to questions raised by the Commission, the Department indicated a preliminary dwelling unit net increase of about 30 percent under the Proposed Plan when comparing the number of dwelling units proposed for Malaekahana and the number of dwelling units proposed for the BYU area in the current KLSCP.

III. CONCLUSIONS AND RECOMMENDATIONS

The Commission hereby concludes that:

1. The Proposed Plan conforms with the requirements of Section 6-1509 of the Revised Charter, which indicates that development plans consist of conceptual schemes.

2. The Proposed Plan conforms with and carries out the objectives and policies of the General Plan, including, but not limited to, population growth and distribution policies of Section I, Objectives A and C, relating to the social, economic and environmental impacts of population growth and the establishment of a population distribution pattern that will allow the people of Oahu to live and work in harmony.

3. The Proposed Plan’s visions, policies and guidelines set forth the framework and directions relating to land use. The review of subsequent land use proposals and development permits requires the provision of detailed plans and project impacts on the region’s affected social and environmental fabric.
4. The Department's estimate of potential dwelling units for the region should be further clarified to account for potential flooding conditions, plans for park expansions, existing facilities, and other limiting factors to better estimate the potential dwelling unit count.

5. The Department's estimate of the net difference between the dwelling units for BYU as described under the current KLSCP, and the number of dwelling units proposed for Malaekahana under the Proposed Plan, should be further clarified.

Pursuant to the foregoing Findings of Fact, Conclusions, and attachments, it was the decision of the Commission, at its meeting of April 3, 2013, to recommend approval of the bill as proposed by the Director of Planning and Permitting, for the adoption of the revised KLSCP, dated December 2012, subject to the following conditions:

a. The estimated dwelling unit count for the KLSCP area be further clarified by consideration of other limiting factors including, but not limited to, sites with potential flood hazards, parks and park expansion plans, and existing facilities.

b. The estimated net difference between the number of dwelling units described under the current KLSCP for the BYU area and the number of dwelling units proposed for Malaekahana under the Proposed Plan be further clarified.

Dated at Honolulu, Hawaii this 7 day of May, 2013.

PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

By KAIULANI SODARO, Chair

Attachs.
Doc 1032853
KOOLAULOA
EXISTING AND POTENTIAL DWELLING UNITS

ON LANDS ZONED:

R-5
R-7.5
COUNTRY

EXHIBIT B

Legend

EXISTING
POTENTIAL ADDITIONAL
1 INCH = 93 UNITS

Produced by:
Planning Division
Department of Planning and Permitting
City and County of Honolulu 4/01/2013