

'22SEP14 PM 12:09 CITY CLERK

ANDRIA TUPOLA | HONOLULU CITY COUNCIL – DISTRICT 1
'Ewa Beach, Kapolei, Mā'ili, Mākaha, Makakilo, Nānākuli, Wai'anae

MEMORANDUM

DATE: SEPTEMBER 14, 2022


TO: GAIL UEHARA, COMMITTEE CLERK
COMMITTEE ON ZONING AND PLANNING

FROM: COUNCILMEMBER ANDRIA TUPOLA
HONOLULU CITY COUNCIL

SUBJECT: PROPOSED AMENDMENTS TO BILL 10 (2022), CD1

Attached for consideration by the Committee on Zoning and Planning are amendments to Bill 10 (2022), CD1 (OCS2022-0700/9/1/2022 4:33 PM) relating to the regulation of uses throughout Chapter 21, Revised Ordinances of Honolulu 1990 ("Land Use Ordinance").

Mahalo,



COUNCILMEMBER ANDRIA TUPOLA
HONOLULU CITY COUNCIL – DISTRICT 1

CC: OFFICE OF THE CITY CLERK
OFFICE OF COUNCIL SERVICES

AMENDMENT FORM
BILL 10 (2022), CD1
Relating to Use Regulations

TOTAL PAGES: 02

DATE: SEPTEMBER 14, 2022

COUNCILMEMBER: ANDRIA TUPOLA

STAFF CONTACT: BRAEDON WILKERSON

Bill SECTION	ROH Section, Exhibit, or Figure and title	Page No.	Amendment Description	Amendment Text (in Ramseyer form)	Comments or Clarification
3	Sec. 21-5.40-4(b)(G) Sec. 21-5.40-4 – Accessory Agricultural Uses (b) Agritourism (G) Weddings and Similar Accessory Destination Events	19	Amending agritourism standards for weddings and similar accessory destination events.	(G) Weddings and similar accessory destination events are subject to the following: (i) Events must take place at a designated event space; [(ii) — No more than one event may occur each week; (iii) (ii) Attendance at each event is limited to no more than {50} <u>100</u> individuals; [(iv) — No more than 10 parking spaces associated with the event space are allowed, due to the limited road capacity in agricultural areas and to encourage shared ride and shuttle service to events. Full size tour buses may not be used in connection with any wedding or other destination event;] and [(v)] (iii) Predominantly open-air physical improvements associated with destination events, such as a roofed pavilion, are allowed; provided that the total floor area must not exceed 1,000 square feet.	Eliminating event frequency, parking, and transportation restrictions. Increasing the attendee limit to no more than <u>100</u> individuals (instead of 50).

3	<p>Sec. 21-5.40-4(b)(H)</p> <p>Sec. 21-5.40-4 – Accessory Agricultural Uses</p> <p>(b) Agritourism</p> <p><u>(H) Off-Road Vehicle Tours</u></p>	19	Adding agritourism standards for off-road vehicle tours.	<p><u>(H) Bus, jeep, or off-road vehicle tours using motorized vehicles, including an all-terrain vehicle (ATV), quad, four-wheeler, off-highway motorcycle, or any other all-terrain or four-wheel drive vehicle, may only be conducted on a working farm, and require major conditional use approval subject to the following standards:</u></p> <p><u>(i) Tours must have an educational purpose related to the agricultural use of the property; and</u></p> <p><u>(ii) Tours must not interfere with surrounding farm operations.</u></p>	Adding agritourism standards to allow off-road vehicle tours for educational purposes.
3	<p>Sec. 21-5.60-6(c)(B)(v)</p> <p>Sec. 21-5.60-6 – Utility</p> <p>(c) Large</p> <p>(B) Wind Energy Generation</p> <p>(v)</p>	54	Amending setback requirements for large utilities, specifically wind energy generation facilities.	<p>(v) Large wind energy generation facilities must be set back from all property lines at a minimum distance equal to the height of the facility, measured from the highest vertical extension of the facility, and a minimum of [1 mile] <u>1.25 miles</u> from the property lines of any zoning lot located in the country, residential, apartment, apartment mixed use, and resort zoning districts. Height includes the height of the tower or its vertical support structure and the farthest vertical extension of the tower.</p>	Increasing the minimum setback requirements for large utilities, specifically wind energy generation facilities, to <u>1.25 miles</u> (instead of 1 mile).