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HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

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MEMORANDUM

DATE: October 17, 2024

TO: Pearlene Sotelo
Clerk, Committee on Planning and the Economy

FROM: Esther Kia'āina, Chair
Committee on Planning and the Economy

SUBJECT: Supplemental Kia'āina Proposed Amendments to Miscellaneous Uses in Bill 64 (2023), FD1, for the Committee on Planning and the Economy Meeting on October 22, 2024

Attached for consideration by the Committee on Planning and the Economy at its meeting on September 26, 2024, are my proposed supplemental amendments to Bill 64 (2023), FD1, relating to land use regulations. These proposed amendments are in addition to my proposed amendments in Council Communication 262 (2024).

Attachments (1):

Amendment Form, Miscellaneous Uses, Bill 64 (2023), FD1, Relating to Use Regulations

COUNCIL COM. 266
P&E

AMENDMENT FORM
Bill 64 (2023), FD1
Relating to Use Regulations
MISCELLANEOUS USES

TOTAL PAGES: 2

DATE: October 17, 2024

COUNCILMEMBER: Esther Kiaʻāina

<table>
<tr><th>Item No.</th><th>Bill SECTION</th><th>ROH Section, Exhibit, or Figure, and Title</th><th>Page No.</th><th>Amendment Description</th><th>Amendment Text (in Ramseyer Format)</th><th>Comments or Clarification</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>1</td><td>SECTION 3</td><td>Table 21-5.1
Table of Permitted Uses
Agricultural use category
Accessory agricultural subcategory
Minor and major agritourism entry</td><td>4</td><td></td><td><table>
<tr><td>Agritourism</td><td>--</td><td>Cm*</td><td>Cm*</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>§ 21-5.40-4(b)</td></tr>
<tr><td>[~~Minor~~</td><td>–</td><td>~~Cm*~~</td><td>~~Cm*~~</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>§ 21-5.40-4(b)</td></tr>
<tr><td>~~Major~~</td><td>–</td><td>~~C*~~</td><td>~~C*~~</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>§ 21-5.40-4(b)]</td></tr>
</table></td><td>Delete reference to minor and major agritourism.
Revert back to agritourism as a single entry with Cm* in the AG-1 and AG-2 Districts.</td></tr>
<tr><td>2</td><td>SECTION 3</td><td>§ 21-5.40-4(b)
Agricultural uses
Accessory agricultural
Minor and major agritourism standards</td><td>15</td><td>Amend agritourism standards.</td><td>(b) Agritourism [~~minor and major~~] – standards.
(1) Activities and improvements on the zoning lot may not diminish the long-term agricultural potential of the zoning lot. Improvements on the zoning lot used for agritourism must be capable of removal without unreasonable cost or effort.
(2) Structures primarily dedicated to agritourism must not exceed 10 percent of the total zoning lot area.
(3) Buildings and structures associated with agritourism that are not required as part of crop production or livestock and poultry keeping on the zoning lot are limited to 10,000 square feet of total floor area.
(4) A minimum of 51 percent of the zoning lot area suitable for crop production or livestock and poultry keeping must be dedicated to crop production or livestock and poultry keeping through an agricultural easement or similar legal encumbrance for as long as the agritourism use is in operation.
(5) Accessory destination events, including weddings, are subject to the following:
(A) Events must take place at a designated event space; and
(B) 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.
(6) 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~~] currently operational farm or ranch[~~,~~] engaged in crop production or livestock and poultry keeping, and require a major conditional use approval subject to the following standards:
(A) Tours must have an educational purpose related to the agricultural use of the property; and
(B) Tours may not interfere with surrounding farm or ranch operations.</td><td>Delete reference to minor and major agritourism.
Clarify that off-road vehicle tours using motorized vehicles may only be conducted on a currently operational farm or ranch engaged in crop production or livestock and poultry keeping.
(Amendments to standards are the same as Line Item 5 in CC-262 (2024).)</td></tr>
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Item No.	Bill SECTION	ROH Section, Exhibit, or Figure, and Title	Page No.	Amendment Description	Amendment Text (in Ramseyer Format)	Comments or Clarification
3	SECTION 70	§ 21-10.1 Definitions	193	Amend definition of minor and major agritourism.	***Agritourism.*** Accessory agricultural-related tourism for recreational or educational purposes on zoning lots primarily used for ongoing crop production or livestock and poultry keeping. Agricultural-related tourism activities include kayaking, hiking, mountain biking, boating, horseback riding, ziplining, and picnicking. The term includes accessory destination events, such as weddings. [~~(1) ***Minor:*** Use of the property for picnic grounds, greenways, hiking and bicycling trails, areas for fishing and hunting, limited accessory sports courts and fields, non-motorized access to scenic interests, and horseback riding.~~ ~~(2) ***Major:*** All other agricultural-related tourism activities that do not fall within the minor agritourism use.~~]	Delete reference to minor and major agritourism.