RES25-228
Testimony

MISC. COMM. 52

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Feb 5, 2026 @ 09:00 AM

Support: 5

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Kathleen Pahinui	pahinuik001@hawaii.rr.com	96791
Representing:	Position:	Submitted:
Self	Support	Feb 1, 2026 @ 12:48 PM

Testimony:

Aloha Zoning and Planning Committee Chair Kia'āina and Committee Members -

I support Reso. 25-228 to amend the Conditional Use Permit minor (CUP) language in the Land Use Ordinance to prevent issues like those with the Kaukonahua Ranch LLC CUP.

CUP minor projects should be reviewed by neighborhood boards or community associations, but some use the CUP minor process to bypass community input. We need to close this loophole permanently and this resolution will do just that.

Please pass this resolution.

Mālama 'āina,

Kathleen Pahinui
Waialua Resident

Name:	Email:	Zip:
Natalie Graham-Wood	ngrahamwood@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Support	Feb 3, 2026 @ 09:12 AM

Testimony:

I support Res 25-228. My name is Natalie Graham-Wood and I am a resident of Haleiwa.

Name:	Email:	Zip:
Keoni Shizuma	kawikasmail@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Feb 4, 2026 @ 03:59 PM

Testimony:

I am in support of this resolution.

As a member of the Kaneohe Neighborhood Board for 3 years, currently serving as the Vice Chair, I see the benefit to the community this resolution provides. This allows the community an opportunity to be engaged in the activities in the area, express concern or support for changes happening in the vicinity, and helps inform the project of the community's concerns.

Name:	Email:	Zip:
Kūʻike Kamakea-Ohelo	kuike.farmaloha@gmail.com	96795
Representing:	Position:	Submitted:
Self	Support	Feb 4, 2026 @ 08:45 PM

Testimony:

Written Testimony in Support of Resolution 25-228

Committee on Zoning & Planning

February 5, 2026

Aloha Chair and Members of the Committee,

I support Resolution 25-228 because it establishes a clear and reasonable expectation that even projects seeking a minor Conditional Use Permit engage the surrounding community before an approval is granted.

Minor Conditional Use Permits are often described as routine, yet from a community perspective, they can introduce real and immediate changes. What is missing in many cases is not regulation, but advance notice. When residents first learn of a project only after a permit has been issued, it undermines confidence in the process and places neighborhood boards in a reactive position.

Resolution 25-228 addresses this by requiring applicants to present their projects to the relevant neighborhood board or community association. This does not change the approval authority, add hearings, or create new decision-making thresholds. It simply ensures that communities are informed early enough for questions, clarification, and constructive feedback to occur while changes are still possible.

This requirement also benefits applicants. Early exposure allows potential concerns to surface before they become formal objections or appeals, and it helps project proponents better understand local context and expectations. In practice, this kind of early engagement often leads to smoother approvals and fewer downstream disputes.

From an administrative standpoint, early neighborhood board presentations also strengthen the City's decision-making record. When community concerns are raised and addressed upfront, staff evaluations are better informed, conditions can be more precisely tailored, and the resulting permits are more defensible. This reduces the likelihood of appeals, enforcement complaints, or requests for reconsideration, all of which consume significant City resources. In that sense, Resolution 25-228 is not only good for communities, but also supports more efficient and durable permitting outcomes.

At a broader level, this measure reinforces the role of neighborhood boards as part of the City's land use framework, not as an after-the-fact outlet for frustration. It supports a permitting process that is predictable, transparent, and grounded

in public awareness.

Finally, this approach aligns with the State of Hawai'i's trust obligations to Native Hawaiians and the responsibility of counties, as delegated land use authorities, to manage land use decisions in a manner that respects community well-being and long-term stewardship. Ensuring early notice and dialogue, even for minor permits, strengthens public trust and reflects sound governance.

Resolution 25-228 is a modest, practical improvement that sets a baseline standard for transparency without impeding development. It makes the process clearer for applicants and fairer for communities. Measures like this strengthen public trust precisely because they reduce the likelihood of conflict, confusion, and corrective action later in the process.

Mahalo for the opportunity to provide testimony and for your consideration.

With Respect,

Kū'ike Kamakea-Ohelo

Name:	Email:	Zip:
Racquel Achiu	rhacjiu@gmail.com	96791
Representing:	Position:	Submitted:
Self	Support	Feb 5, 2026 @ 08:02 AM

Testimony:

Aloha, Racquel Achiu, Waialua Moku (North Shore). I am I. Support of Resolution 25-228.

We have entered a time where "Agritourism" has impacted the authentic purpose of supporting an agricultural operation and the ability for farmers and ranchers to diversify and promote their operation.

We are losing Ag lands at an alarming rate to developers with greed on their minds, and in their heart, with no regard for our communities, culture or history. This situation results in the rapidly growing presence of fake farms & CPR lot projects which has brought an influx of, what I call the "imposter industry" of farmers & ranchers. When the realization of what actual agriculture is, the imposter industry QUICKLY turns to AGRITOURISM. The intent of Agritourism, like Ag lands, has been sorely ABUSED. Agritourism has now turned valuable ag land & agriculture into the secondary use and Tourism based activity into the primary use. Tourism has consistently become the priority.

Please know there are actual Agritourism operations that are legitimate and real but are severely outnumbered and negatively impacted by the bad actors.

Resolution 25-228 gives us an opportunity to set boundaries in determining guidelines to identify a CUP MINOR vs a CUP MAJOR.

I truly believe the ability to implement a specific/detailed criteria of these permits, in this resolution, as well as, in resolution 26-17, can provide a more effective management and enforcement of CUP permits to better support our authentic agricultural industry, farmers and ranchers. Additionally I believe this could ultimately assist, potentially relieve,

to an extent, DPP with the overwhelming attention paid to the bad actors.

I look forward to continuing this process on this discussion and ultimate amendments in this resolution. Mahalo