REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kiaʻāina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
August 27, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Bill 42 (2026) entitled:

"A BILL FOR AN ORDINANCE TO AMEND A PORTION OF THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE KOʻOLAU LOA DEVELOPMENT PLAN AREA, LĀʻIE, OʻAHU, HAWAIʻI,"

transmitted by Departmental Communication 370(26), dated May 27, 2026, from the Planning Commission, and which passed First Reading at the Council meeting on July 8, 2026, reports as follows:

The purpose of Bill 42 (2026) is to amend the State Land Use District Boundary Map (Kahuku Quadrangle), by reclassifying approximately 8.188 acres of City-owned land in Lāie, Oʻahu, identified as Tax Map Key 5-6-006:001, from the State Land Use Agricultural District to the State Land Use Urban District (the "Petition Area").

While this is a State Land Use District boundary amendment ("SLUDBA"), § 205-3.1, Hawaiʻi Revised Statutes ("HRS") allows the county land use decision-making authority to determine SLUDBAs involving land areas of 15 acres or less, so long as the land is not located in the State Land Use Conservation District, and is not designated as important agricultural lands.

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 250(26)

The Petition Area is on the mauka side of Kamehameha Highway at the northern end of Lā'ie town, and is the location of the City's Lā'ie Corporation Yard and Refuse Convenience Center ("Corporation Yard"). The Corporation Yard has been in operation since 1951, and precedes State laws that established the State Land Use Districts. When the State Land Use Districts were established in 1961, the Petition Area was not included in the State Land Use Urban District.

The Corporation Yard is used by the Department of Facility Maintenance Division of Road Maintenance, which provides road maintenance from Waimea Bay to Kualoa. The Corporation Yard is also used by the Department of Environmental Services Division of Refuse Collection and Disposal as a transfer station for Ko'olau Loa residents to recycle and dispose of household waste.

Under State law, yards for equipment; materials; vehicle storage, repair, or maintenance; and refuse convenience centers are not permitted uses in the State Land Use Agricultural District. This boundary amendment would bring the Corporation Yard's existing and planned uses into compliance with State Land Use District laws, and allow for three phases of planned improvements to the Corporation Yard, including:

- Replacing the existing administration building with a general storage structure;
- Replacing the existing garage shop with a new administrative office;
- Constructing two covered garages for road maintenance vehicles;
- Constructing two covered garages for refuse collection vehicles;
- Constructing a vehicle wash rack facility with a recycling water system;
- Constructing a dewatering facility for dewatering wet materials collected offsite;
- Constructing an emergency generator building;
- Adding a canopy roof over the existing fuel station and relocating the two above-ground fuel storage tanks to higher elevation behind the fuel station;

- Replacing the seven existing material bins with five larger concrete bins for storing sand, gravel, rock, and cement; and
- Adding capacity for the individual wastewater system that serves the Petition Area.

While new structures were added in 1994, after the State land use laws went into effect, implementation of the Corporation Yard's master plan represents the most comprehensive and essential improvements to date.

On the Ko'olau Loa Sustainable Communities Plan Land Use Map, the Petition Area is located within the community growth boundary on lands designated as industrial. There is no Corporation Yard symbol on the Ko'olau Loa Public Infrastructure Map ("PIM"), and the Department of Design and Construction ("DDC") submitted an application to add a PIM symbol, which must be approved by the Council prior to the appropriation of any construction funding for the improvements.

On December 19, 2019, the DDC issued a finding of no significant impact on the Final Environmental Assessment for the Corporation Yard improvements.

The Corporation Yard is a public facility, which is a permissible use in all zoning districts, so no change of zoning or conditional use permit is required. Other than under this discretionary approval, there is no subsequent opportunity to include conditions of approval. Therefore, in addition to the standard conditions of approval required under State law regarding the reclassification of land contiguous to an agricultural district, the Bill includes conditions requiring an archaeological inventory survey, and conditions recommended by the U.S. Fish and Wildlife Service to protect endangered species.

An existing fuel dispensing station and two above-ground fuel tanks are within the tsunami evacuation zone. The two fuel tanks are being relocated to higher elevation, but the DPP's report does not indicate that the fuel pumps will also be moved. The proposed CD1 adds a condition requiring relocation of the existing fuel pumps to higher elevation at the same time as the two fuel tanks.

Portions of the site where buildings and improvements are planned are within the sea level rise exposure area ("SLR-XA") and are anticipated to be submerged with 3.2 feet of sea level rise by the year 2100. The proposed CD1 also adds a condition requiring that the lowest finished floor elevation be a minimum of 6 feet above mean sea level for all habitable structures (enclosed buildings or spaces intended and designed for human occupancy or habitation) located on portions of the Petition Area that are within the SLR-XA, so there will be minimal impact from 3.2 feet of sea level rise. This could be achieved by grading and filling so that the finished floor elevations are above the height of runoff and the rise in groundwater.

At your Committee's meeting on August 27, 2026, the Applicant's agent provided a presentation on the proposed SLUDBA.

The DPP Planning Division Chief testified in support of the CD1 version of the Bill.

Your Committee received no verbal or written public testimony on the Bill.

Your Committee has prepared a proposed posted CD1 version that makes the following amendments:

A. In SECTION 1 of the bill, amends the Council findings to be consistent with the standards and criteria for approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under ROH § 23-1.6.

B. In renumbered SECTION 3 of the bill:

1. Separates Condition A into two conditions:

   a. Condition A, which requires the City to satisfy the requirements in HRS § 205-3.5(a)(1); and

   b. Condition B, which requires the City to satisfy the requirements in HRS § 205-3.5(a)(2).

   Re-letters subsequent conditions

2. Amends re-lettered Condition C to clarify that prior to the issuance of any construction permit or building permit for improvements to the Petition Area, the City is required to submit to the Department of Planning and Permitting a copy of the State Historic Preservation Division's written acceptance of an archaeological survey for the Petition Area that meets the requirements of HAR § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

3. Amends re-lettered Condition D to conform with standard language to minimize impacts to endangered, threatened, or protected species.

4. Adds a new Condition E to require that the lowest finished floor elevation be a minimum of 6 feet above mean sea level for all habitable structures located on portions of the Petition Area that are within the sea level rise exposure area for 3.2 feet of sea level rise by the year 2100.

5. Adds a new Condition F to require the relocation of the existing fuel dispensing station (which is within the tsunami evacuation zone) to higher elevation. This could occur when two related above-ground fuel storage tanks are relocated to a higher elevation.

C. Makes miscellaneous technical and nonsubstantive amendments.

Under § 23-1.6, Revised Ordinances of Honolulu 2021 ("ROH"), all petitions for State Land Use District boundary amendments must be reviewed from the perspective of:

A. Contribution to the general welfare and prosperity of the people of the county;

B. Whether a public issue, need, or problem presently exists to serve as a basis for the proposed State Land Use District boundary amendment; and

C. Consistency with the Hawai'i State plan and the county general plan.

Your Committee finds, pursuant to ROH § 23-1.6, that the boundary amendment for the Petition Area:

1. Will contribute to the general welfare and prosperity of O'ahu residents by allowing for upgrades and improvements to the City's Lā'ie Corporation Yard and Refuse Convenience Center, which provides road maintenance and refuse collection services to better serve the communities in the Ko'olau Loa and North Shore areas;

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2. Will help address the public need for infrastructure maintenance and waste disposal in the Koʻolau Loa and North Shore areas by bringing the existing and planned uses of the Lāʻie Corporation Yard and Refuse Convenience Center into compliance with State Land Use District laws, and allowing for planned improvements to the facility; and

3. Is consistent with the Hawaiʻi State Plan, Oʻahu General Plan, Koʻolau Loa Sustainable Communities Plan, and the purpose and intent of the State Land Use Urban District.

Your Committee believes that additional public testimony at the public hearing recommended herein to be scheduled on this Bill will provide further assistance to your Committee and to the Council in their deliberations on this Bill.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 42 (2026), as amended herein, and recommends that it pass Second Reading, be scheduled for public hearing, and be referred back to Committee in the form attached hereto as Bill 42 (2026), CD1. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'aina

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 250(26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **42 (2026), CD1**

A BILL FOR AN ORDINANCE

TO AMEND A PORTION OF THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE KO'OLAU LOA DEVELOPMENT PLAN AREA, LĀ'IE, O'AHU, HAWAI'I.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and findings. The purpose of this ordinance is to re-classify approximately 8.188 acres of land in Lā'ie, O'ahu, from the State Land Use Agricultural District to the State Land Use Urban District.

The City Council finds that consistent with the standards and criteria for the approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under Section 23-1.6, Revised Ordinances of Honolulu 2021, the SLUDBA for the approximately 8.188 acres of land described above:

1. Will contribute to the general welfare and prosperity of O'ahu residents by allowing for upgrades and improvements to the City's Lā'ie Corporation Yard and Refuse Convenience Center, which provides road maintenance and refuse collection services to better serve the communities in the Ko'olau Loa and North Shore areas;

2. Will help address the public need for infrastructure maintenance and waste disposal in the Ko'olau Loa and North Shore areas by bringing the existing and planned uses of the Lā'ie Corporation Yard and Refuse Convenience Center into compliance with State Land Use District laws, and allowing for planned improvements to the facility; and

3. Is consistent with the Hawai'i State Plan, O'ahu General Plan, Ko'olau Loa Sustainable Communities Plan, and the purpose and intent of the State Land Use Urban District.

SECTION 2. The State Land Use District Boundary Map (Kahuku Quadrangle) is hereby amended by reclassifying approximately 8.188 acres of land located in Lā'ie and identified as Tax Map Key 5-6-006:001 (the "Petition Area"), from the State Land Use Agricultural District to the State Land Use Urban District, as depicted in Exhibit A, attached hereto and incorporated by reference herein. This reclassification is subject to the conditions in SECTION 3 of this ordinance.

A BILL FOR AN ORDINANCE

SECTION 3. The reclassification of lands in SECTION 2 of this ordinance is subject to the following conditions:

A. The City and County of Honolulu (the "City") (or any successor owner, tenant, or interested party) is prohibited from taking any action involving the use of the Petition Area that may, alone or in connection with other actions, interfere with or restrain farming operations on adjacent or contiguous lands in the State Land Use Agricultural District; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices. For the purposes of this SECTION, "farming operation" means the same as defined in Section 165-2, Hawaii Revised Statutes ("HRS").

B. Prior to the sale of any land or interest in land within the Petition Area, the City (or any successor owner, tenant, or interested party) shall provide a written disclosure to any prospective purchaser or lessee stating that farming operations and practices on adjacent land within the State Land Use Agricultural District are protected under the Hawaii Right to Farm Act, HRS Chapter 165. This statement must also be included in any disclosures required for the sale, transfer, or lease of real property or any interest in real property.

C. Prior to the issuance of any construction permit or building permit for improvements to the Petition Area, the City shall submit to the Department of Planning and Permitting a copy of the State Historic Preservation Division's written acceptance of an archaeological inventory survey for the Petition Area that meets the requirements of Section 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.

D. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Petition Area, the design, construction, and operation of facilities on the Petition Area must comply with the following avoidance and minimization measures from the United States Fish and Wildlife Service:

    1. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

2. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

3. Exterior light fixtures on the Petition Area must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.

4. Automatic motion sensor switches and controls must be installed on all outdoor lights, or outdoor lights must be turned off when activity is not occurring in the lighted area.

5. All Petition Area work and construction activities are limited to daylight hours (sunrise to sunset) during the seabird fledging period (September 15 through December 15).

6. Power lines, guy-wires, and other cables must have minimal exposure above vegetation height, and include a minimized vertical profile.

E. The lowest finished floor elevation must be a minimum of 6 feet above mean sea level for all habitable structures (enclosed buildings or spaces intended and designed for human occupancy or habitation) located on portions of the Petition Area that are within the sea level rise exposure area for 3.2 feet of sea level rise by the year 2100, as shown on the Hawaii Sea Level Rise Viewer (or its successor).

F. The existing fuel dispensing station that is located within the tsunami evacuation zone must be relocated to a higher elevation, which may occur at the same time as the planned relocation of two related above-ground fuel storage tanks to a higher elevation.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

June 9, 2026
Honolulu, Hawai'i

Councilmembers

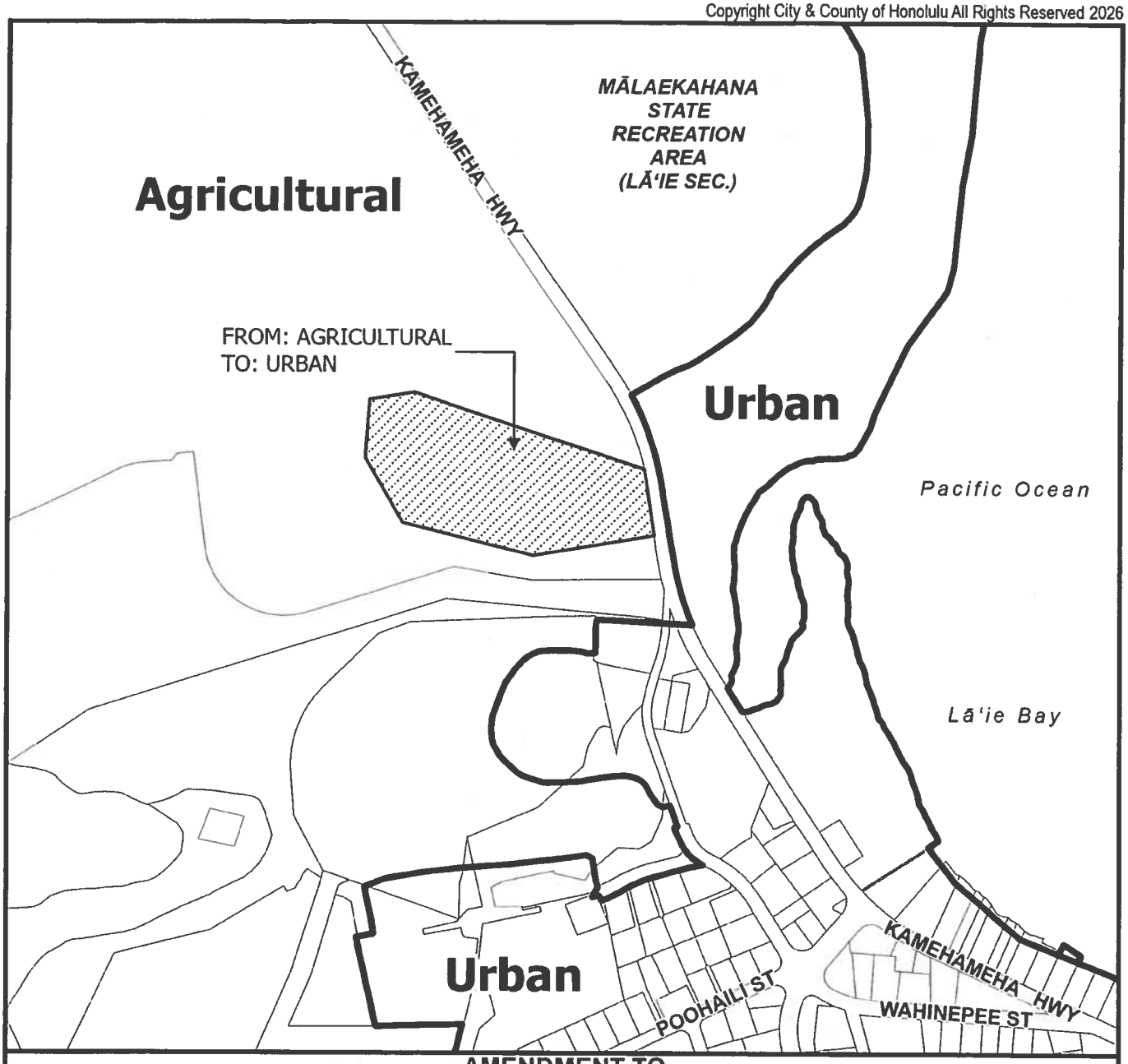
APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

RICK BLANGIARDI, Mayor
City and County of Honolulu

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AMENDMENT TO
STATE LAND USE DISTRICT MAP
LĀ'IE

0 250 500
Scale in Feet

APPLICANT: City & County of Honolulu
Department of Design & Construction (DDC),
Facilities Division

TAX MAP KEY(S): 5-6-006: 001

FOLDER NO.: 2025-DBA-18

LAND AREA: APPROXIMATELY 8.188 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

ORD. NO.
EFF. DATE: **EXHIBIT A** **BILL**

Report Title:
State Land Use District Boundary Amendment ("SLUDBA"); Lā'ie Corporation Yard and Refuse Convenience Center; Laie Corporation Yard and Refuse Convenience Center; Department of Planning and Permitting ("DPP"); Department of Design and Construction ("DDC"); Department of Environmental Services ("ENV"); Ko'olau Loa Development Plan Area; Koolau Loa Development Plan Area; Ko'olau Loa Sustainable Communities Plan Area; Koolau Loa Sustainable Communities Plan Area; Lā'ie, O'ahu, Hawai'i; Laie, Oahu, Hawaii

Description:
Reclassifies certain lands in Lā'ie, O'ahu from the State Land Use Agricultural District to the State Land Use Urban District.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.