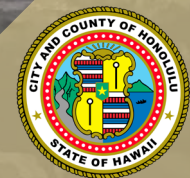NORTH SHORE SUSTAINABLE COMMUNITIES PLAN
FIVE YEAR REVIEW

CPAC Meeting #10, Part 2

August 21, 2023 6:00-9:00 PM

Waialua Elementary School

TODAY'S MEETING AGENDA

1. Wehena, Introduction, Meeting Goals, Agenda

2. Plan Development Process to Date

3. Discussion on Policy Direction for Hot Button Topics

   a) Housing/Development

   b) Commercial Uses

   c) Agriculture

   d) Tourism Management

4. Next Steps & Schedule for Public Review Draft

5. CPAC Process Wrap-up

MEETING OBJECTIVES

✓ Re-cap the policy development process for the NSSCP update

✓ Summarize CPAC input received to date and how it is being reviewed and incorporated

✓ Discuss and move toward consensus around policy direction for key hot button issues

✓ Discuss the next steps and anticipated timeline for Plan completion

✓ Wrap up the CPAC process

NORTH
SHORE
Sustainable Communities Plan

2 Plan Development Process to Date

Speaker: Melissa May, SSFM
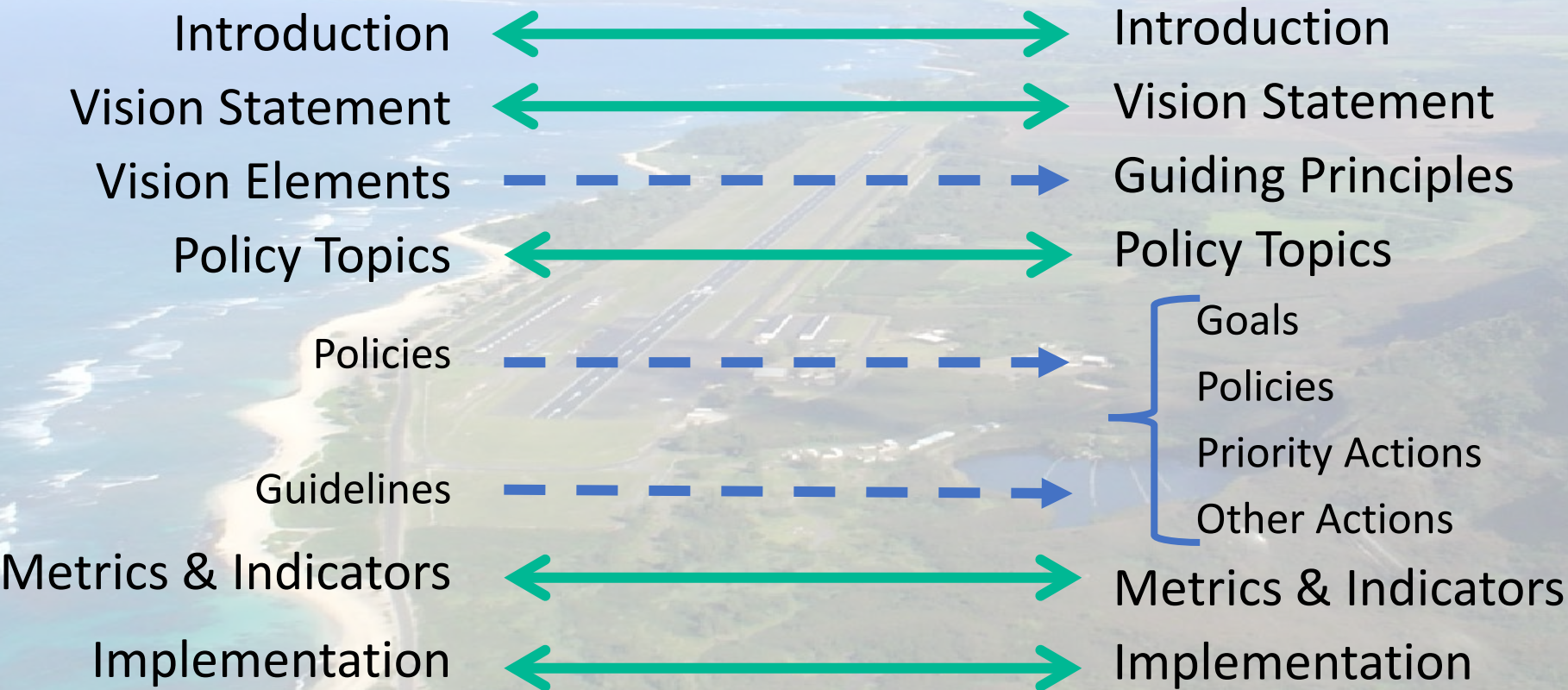
PROJECT PURPOSE & OBJECTIVES (RE-CAP)

- **Review & Update the current North Shore SCP (adopted in 2011)**

  - **Assess progress** toward the vision, policies, principles, and guidelines in the 2011 Plan

  - **Identify policy issues & trends** to address in the Plan update, future development proposals, emerging issues

  - **Update the Plan vision** if/as needed to reflect community desires & aspirations

  - **Identify revisions needed** to policies and maps to achieve the vision & address implementation needs & challenges

  - **Identify performance measures** to monitor future progress on implementing the Plan

Key Similarities & Differences

2011 NSSCP		UPDATE
Introduction	←——→	Introduction
Vision Statement	←——→	Vision Statement
Vision Elements	---→	Guiding Principles
Policy Topics	←——→	Policy Topics
		Goals
Policies	---→	Policies
		Priority Actions
Guidelines	---→	Other Actions
Metrics & Indicators	←——→	Metrics & Indicators
Implementation	←——→	Implementation

NSSCP UPDATE CHAPTERS & 2011 CROSSWALK

NSSCP Update Policy Chapters	2011 NSSCP Sections
2. **Open Space and Natural Environment**	3.1 Open Space and Natural Environment
3. **Water Resources**	4.2 Water Systems 4.3 Wastewater Treatment 4.6 Drainage Systems
4. **Rural Character**	3.4 Historic and Cultural Resources 3.5 Residential Communities 3.6 Commercial Areas 3.7 Industrial Areas
5. **Agriculture**	3.2 Agriculture
6. **Transportation**	4.1 Transportation Systems
7. **Energy**	4.4 Electrical Systems
8. **Parks and Recreation**	3.3 Parks and Recreation
9. **Tourism Management**	N/A
10. **Economic Opportunity**	N/A
11. **Public Facilities and Services**	3.9 Institutional Uses 3.10 Military Uses 4.5 Solid Waste Handling and Disposal 4.7 School Facilities 4.8 Public Safety Facilities 4.9 Other Community Facilities
12. **Climate Change and Natural Hazards**	N/A

CHAPTER CONTENTS

Intro

- Key Outcomes: 1-2 paragraph summary of policy approach and objectives
- Setting the Stage: existing conditions, challenges, opportunities
- How the Plan gets us There: Relate policies to Key outcomes, Vision
- Policy Maps

Policy Framework

Goals

- Articulate desirable, big-picture outcomes in one statement
- 1-3 for most policy topics
- Text boxes highlighting relevant programs/projects/initiatives

Policies

- Provide more specific direction to achieve a Goal, one sentence
- 2-4 Policies per Goal
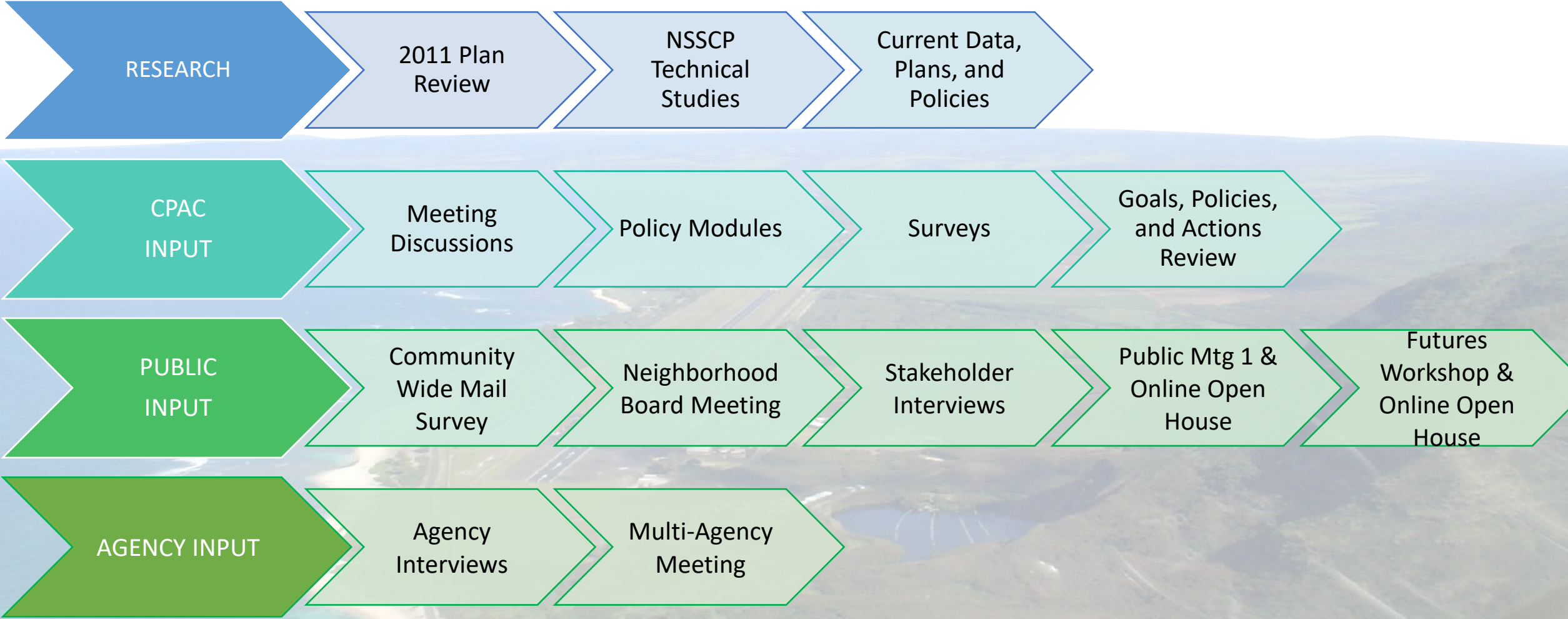- One paragraph description/rationale for each policy

Actions

- Activities, plans, or projects that the City or others will undertake to implement the related Policy
- Priority Actions: 1-2 per Policy with short description and Partners, Timeline (short, medium, long)
- Other Actions: 1-5 per policy (one sentence, no description)

Metrics/Indicators

- 2-4 per Chapter

POLICY FRAMEWORK DRAFTING INPUTS

RESEARCH → 2011 Plan Review → NSSCP Technical Studies → Current Data, Plans, and Policies

CPAC INPUT → Meeting Discussions → Policy Modules → Surveys → Goals, Policies, and Actions Review

PUBLIC INPUT → Community Wide Mail Survey → Neighborhood Board Meeting → Stakeholder Interviews → Public Mtg 1 & Online Open House → Futures Workshop & Online Open House

AGENCY INPUT → Agency Interviews → Multi-Agency Meeting

POLICY FRAMEWORK DRAFTING PRINCIPLES

✓ Retain as much language and intent from 2011 NSSCP as possible while adapting to new, more action-oriented format

✓ Reflect and incorporate CPAC and Community input received to date

✓ Incorporate new concerns and planning considerations

✓ Integrate updated plans and policies since 2011

✓ Keep language high-level and appropriate to a 25-year planning horizon (i.e., avoid project specifics and information that has a "shelf life")

✓ Emphasize implementable policies and actions (e.g., within DPP's purview, consistent with existing laws/regulations, aligned with existing plans, etc.)

✓ Review goals, policies, and actions against draft vision and desired policy outcomes

IMPLEMENTATION CONSIDERATIONS

✓ NSSCP role is to implement the comprehensive vision of the Oʻahu General Plan through policies and guidelines that reflect the unique conditions, geography, and concerns of the North Shore.

✓ NSSCP establishes broad policy context for the land use and budgetary actions within the North Shore. Public improvement projects, parcel subdivisions, and zoning changes are required to be consistent with the NSSCP (but are not automatically enacted through NSSCP policy).

✓ DPP is the implementing authority for the plan. NSSCP policies related to topics outside DPP's purview rely on support and implementation by other parties including other City agencies, the State, private entities, and the community.

✓ Some policies and actions could require changes to existing laws and ordinances before they can be implemented.

CPAC ROLE IN PLAN DEVELOPMENT

- The CPAC provides input to the project team throughout the process and communicates with the greater community

- Members represent a broad range of community interests and perspectives and share personal opinions as well as those of their particular organizations/interest groups

- The CPAC is advisory to the project team and does not have decision-making responsibilities or authority

- CPAC meetings and modules are not open to the public, but minutes and agendas are published on the website

- CPAC members are bound by the Charter of Commitments

- The CPAC reviews and provides input on draft policy direction prior to the Public Review Draft (this is the current task)

WORKSHOP APPROACH

1. Discuss four broad priority topics based on CPAC input:
   - ✓ Housing/Development
   - ✓ Commercial Property
   - ✓ Agriculture
   - ✓ Tourism Management

2. Project team to summarize sub-issues under each topic, including CPAC input received and considerations that could influence the policy direction

3. Conduct group discussion on policy direction for each sub-issue

4. OBJECTIVE: to move toward consensus on policy direction for each of these priority topics

5. REMINDER: There are several more review cycles and opportunities for input in the process!

WORKSHOP HANDOUTS

1. Matrix of Draft Goals, Policies, and Actions (annotated)
   - No shading means no comments were received
   - Yellow shading means at least one comment was made and is being reviewed/considered (with edits proposed being minor in nature)
   - Red shading indicates priority (hot-button topics) being discussed today
2. Matrix of CPAC comments received during the review period (ending 8/4/23)
3. Copy of today's Power Point presentation

3 Priority Topics Discussion

Presenter: Melissa May, SSFM

Facilitator: Keith Mattson

CPAC REVIEW PORTAL

- 6/29 CPAC Overview Meeting

- Open for comments 6/30-8/4 (36 days)

- 268 comments

- 8 CPAC members left comments

- Other considerations based on previous CPAC modules & discussions, community survey, and community open house input

PRIORITY TOPICS FOR FURTHER DISCUSSION:

1. **Housing and Development** (affordable housing, rural designations, development limitations, CGB retention, etc.)

2. **Commercial Uses** (mobile commercial establishments, local serving businesses, etc.)

3. **Agriculture** (Agritourism, unwanted development, etc.)

4. **Tourism Management** (reduction in visitor numbers, carrying capacity, visitor accommodations, etc.)

HOUSING AND DEVELOPMENT

Issue	What We Heard
Affordable Housing and how to achieve it	• Affordable housing means at or below AMI, and catering to local people and people working on the North Shore • Curb rural development sprawl and displacement of local residents by outsiders • Prioritize helping local families get housing, not building new housing • Aside from Mill Camp, limit new development in Hale'iwa or Waialua • Don't want Rural State Land Use Designation on the North Shore
Limiting the expansion of the CGB	• Ensure that any expansion is tied to replacing existing development impacted by sea level rise • Concern that expansion may be used to justify more development and loss of resources, open space, and ag lands critical to rural character

HOUSING AND DEVELOPMENT – Affordable Housing

Issue

Affordable Housing and how to achieve it

What We Heard

- Affordable housing means at or below AMI, and catering to local people and people working on the North Shore
- Curb rural development sprawl and displacement of local residents by outsiders
- Prioritize helping local families get housing, not building new housing
- Aside from Mill Camp, limit new development in Haleʻiwa or Waialua
- Don't want Rural State Land Use Designation on the North Shore

Considerations:

- DPP Affordable Housing Rules require applicants are Hawaiʻi residents and allow buy-back restrictions.

- The 2011 NSSCP and Waialua Town Plan identifies need for 400-500 new homes around Waialua Town and up to 350 in Haleʻiwa.

- The Rural State Land Use Designation has not been applied on Oʻahu to date.

- 2011 NSSCP ensures no new Country lots will be allowed and LUM designation reflects only existing Country-zone lots in Pūpūkea, Sunset Hill and parts of Haleʻiwa.

- The policies and priority actions are intended to direct new construction to appropriate areas within the CGB adjacent to existing towns and ensure compatibility with the rural character of the NS.

HOUSING AND DEVELOPMENT – Affordable Housing

Goal/Policy/Priority Action	Draft Language	Handout Ref.
RC1/1.2/Priority 3	For areas designated as "Rural" in the Land Use Map, utilize a traditional density of one unit per acre with lots ranging in size from one to three acres and limit buildings to two stories or 25 feet.	p. 22
RC1/1.3	Provide housing that is accessible and affordable to local residents. Accommodate the housing needs of multi-generational families as well as vulnerable populations including low- and middle-income residents, kūpuna, houseless populations, and those with accessibility challenges.	p. 23
RC1/1.3/Priority 1	Support development projects that provide housing affordable to area residents.	p. 23
RC5/5.1/Priority 2	Direct future residential development to Haleʻiwa and Waialua Towns.	p. 36

Discussion:
- Do the draft policies/actions make sense given the considerations?
- If not, what needs to be addressed?

HOUSING AND DEVELOPMENT – Expansion of CGB

Issue

Limiting the expansion of the CGB

What We Heard

- Ensure that any expansion is tied to replacing existing development impacted by sea level rise
- Concern that any expansion (or inventory) may be used to justify more development and loss of resources, open space, and ag lands critical to rural character

Considerations:

- DPP desktop analysis found SLR is expected to claim 866 dwelling units within CGB, and existing zoning capacity can replace between 200 to 833 units.

- Plan update includes minor adjustment to CGB to include all of proposed Mill Camp housing development, no other changes proposed.

HOUSING AND DEVELOPMENT – Expansion of CGB

Goal/Policy/Priority Action	Draft Language	Handout Ref.
RC1/1.1/Priority 1	Establish an inventory of developable land within the CGB that is not projected to be inundated by 2100.	p. 21
RC5/5.1/Priority 1	Maintain the Community Growth Boundary.	p. 36

Discussion:
- *Do the draft policies/actions make sense given the considerations?*
- *If not, what needs to be addressed?*

COMMERCIAL USES

Issue

What We Heard

Mobile Commercial Establishments (Food Trucks)

- Currently not being enforced – effectively increasing density of businesses without regulating impacts
- Non-commercial land being used for food trucks
- MCE should not be allowed in Haleʻiwa Town

Local focused businesses (RCCC and Waialua Industrial)

- Concern that expanding commercial/industrial areas will increase traffic
- Need to enforce non-compatible commercial uses and keep commercial uses in designated areas
- Waialua Town, including Sugar Mill, should remain for local focused business/services

COMMERCIAL USES – Mobile Commercial Establishments

Issue

Mobile Commercial Establishments (Food Trucks)

What We Heard

- Currently not being enforced – effectively increasing density of businesses without regulating impacts
- Non-commercial land being used for food trucks
- MCE's should not be allowed in Haleʻiwa Town

Considerations:

- Existing settlement agreement in place for Sharks Cove specifies a number of allowed MCE's.

- Existence of permitted MCE's in Haleʻiwa town.

- Potential need for modification of Haleʻiwa Special District Design Guidelines.

- LUO updates are still pending - the portion of the LUO that is being amended related to MCEs will be heavily guided by the NSSCP.

COMMERCIAL USES – Mobile Commercial Establishments

Goal/Policy/Priority Action	Draft Language	Handout Ref.
RC2/2.1/Priority 4	Ensure that Mobile Commercial Establishments are appropriately designed and located within approved areas.	p. 26
RC2/2.3/Priority 3	Prevent the expansion of Mobile Commercial Establishments in Rural Community Commercial Centers beyond currently approved levels.	p. 30

Discussion:
- _Do the draft policies/actions make sense given the considerations?_
- _If not, what needs to be addressed?_

COMMERCIAL USES – Local Focused Businesses

Issue

Local focused businesses (RCCC and Waialua Industrial)

What We Heard

- Concern that expanding commercial/industrial areas will increase traffic
- Need to enforce non-compatible commercial uses and keep commercial uses in designated areas
- Waialua Town, including Sugar Mill, should remain for local focused business/services

Considerations:

- LUO updates are pending.
- Existing settlement agreement is in place for Sharks Cove.
- LUO can regulate type of uses, but there is limited ability to regulate and enforce business merchandise/clientele.

COMMERCIAL USES – Local Focused Businesses

Goal/Policy/Priority Action	Draft Language	Handout Ref.
RC2/2.1/Priority 3	Concentrate new commercial development within or near existing built areas.	p. 26
RC2/2.3/Priority 1	Limit Rural Community Commercial Centers to areas zoned for commercial activities between Pūpūkea Road and Pahoe Road.	p. 29
RC2/2.3/Priority 2	Ensure that Rural Community Commercial Centers serve local residents, reflect rural character, and are compatible with adjacent residential areas.	p. 29
RC2/2.4/Priority 1	Ensure that renovations or reconstructions of country stores are compatible with the needs and character of the surrounding residential community.	p. 31
RC3/3.1/Priority 1	Expand the Waialua industrial area to include the area makai of the old mill.	p. 32

Discussion
- *Do the draft policies/actions make sense given the considerations?*
- *If not, what needs to be addressed?*

AGRICULTURE

Issue

What We Heard

Development on Agricultural Land

- No rezoning or development of agricultural land (with exception of Mill Camp)
- Limit/prohibit and improve enforcement against non-agricultural uses

Agritourism

- Concern that allowing agritourism activities is a slippery slope towards taking more land out of Ag
- Agritourism activities must also align with other areas of the plan – e.g., limit tourism and commercial/recreational activities primarily focused on visitor industry
- Need to makes sure that agritourism is tied to legitimate agricultural activity
- Specific criteria needed to distinguish between bona fide farming operations and use of ag lands for residential or commercial purpose
- Should set thresholds for maximum allowances for non-agricultural uses

AGRICULTURE – Development on Ag Land

Issue

Housing on Agricultural Land

What We Heard

- No rezoning or development of agricultural land (with exception of Mill Camp)
- Limit/prohibit and improve enforcement against non-agricultural uses

Considerations:

- Uses on Ag land are largely regulated by State law. DPP has limited ability to influence permits and enforce against violations.

- LUO updates are still pending.

- Ag zoning may limit community desired uses in some places (such as off-street parking in Haleʻiwa).

AGRICULTURE – Development on Ag Land

Goal/Policy/Priority Action	Draft Language	Handout Ref.
RC5/5.2/Priority 1	Support reasonable zone change proposals of areas designated for infill housing within the CGB, including limited areas of less-productive agricultural lands contiguous to Waialua and Hale'iwa Towns.	p. 37
AG1/1.4/Action 2	Consider new uses for agricultural lands subject to inundation.	p. 42
AG2/2.1	Prohibit the improper use of agriculturally zoned lands, including their development or subdivision for residential and other nonagricultural uses.	p. 43
AG2/2.1/Priority 1	Develop and enforce criteria to define the minimum requirements for meaningful and credible use of agricultural land.	p. 43

Discussion
- *Do the draft policies/actions make sense given the considerations?*
- *If not, what needs to be addressed?*

AGRICULTURE – Agritourism

Issue

Agritourism

What We Heard

- Concern that allowing agritourism activities is a slippery slope towards taking more land out of Ag
- Agritourism activities must also align with other areas of the plan – e.g., limit tourism and commercial/recreational activities primarily focused on visitor industry
- Need to makes sure that agritourism is tied to legitimate agricultural activity
- Specific criteria needed to distinguish between bonafide farming operations and use of ag lands for residential or commercial purpose
- Should set thresholds for maximum allowances for non-agricultural uses

Considerations:

- Allowable accessory uses include agribusiness and agritourism on Ag lands.

- Faming operations have thin margins, financial viability of diversified farming operations can be supported by allowing farmers to generate revenue through agritourism.

- Difficult to ensure and/or enforce whether accessory uses and activities primarily focus on tourists.

- Previous CPAC input identified some parameters for acceptable agritourism and examples (e.g., Maui lavender farm, etc.). Policies reflect this.

AGRICULTURE – Agritourism

Goal/Policy/Priority Action	Draft Language	Handout Ref.
AG1/1.3/Priority 2	Allow agricultural, recreational, and educational programs, and limited outdoor recreational or other uses if the activity is complementary to the primary agricultural use of the land and it does not interfere with the agricultural use of the site.	p. 41
AG2/2.1/Action 2	Monitor tourism-related activities on agricultural lands to ensure that such activities do not adversely impact on-site or adjacent agricultural activities or other resources.	p. 43

Discussion
- *What can the NSSCP policies achieve given the considerations above?*
- *What language can best capture that?*

TOURISM MANAGEMENT

Issue

What We Heard

Issue	What We Heard
Visitor Accommodations	• Oppose any form of visitor accommodations on North Shore • No resort zoning on North Shore • If allowed, "small inn" needs to be clearly defined (or removed)
Reduction in Visitor Numbers	• Need to reduce the number of tourists and not just the impacts • Align with other areas of plan – i.e., commercial and recreation – more resident focused
Carrying Capacity	• Need to determine carry capacity of hotspots • Most would agree region has already passed carrying capacity with daily visitors

TOURISM MANAGEMENT – Small Inn

Issue

What We Heard

Visitor Accommodations

- Oppose any form of visitor accommodations on North Shore
- No resort zoning on North Shore
- If allowed, "small inn" needs to be clearly defined (or removed)

Considerations:

- Half (50%) of NSSCP community mail survey respondents and 52% of CPAC members (in the initial survey) indicated support for a small inn.

- Over half (61%) of community survey respondents and 48% of CPAC members (in the initial survey) indicated support for allowing some new legal bed and breakfasts with on-site hosts.

- Over two-thirds (69%) of survey respondents indicated support for stronger enforcements against illegal whole-home vacation rentals, but 43% also support allowing some new whole home vacation rentals.

- 2005 Waialua Town Plan specifies no resort zoning in Waialua but calls for a small inn to be allowed through special permit, as does the 2011 NSSCP.

- Resort zoning is not proposed on the North Shore.

TOURISM MANAGEMENT – Small Inn

Goal/Policy/Priority Action	Draft Language	Handout Ref.
TM2/2.2/Priority 1	Consider allowing a limited number of new bed and breakfast home licenses on the North Shore for full-time resident homeowners.	p. 70
TM2/2.2/Priority 2	Allow a small-scale country inn in Haleʻiwa or Waialua once the number of illegal short-term rentals are significantly reduced on the North Shore.	p. 70
TM2/2.2/Priority 3	Ensure that visitor accommodations are small-scale and compatible with rural character.	p.70

Discussion
- *What can the NSSCP policies achieve given the considerations above?*
- *What language can best capture that?*

TOURISM MANAGEMENT – Reduction in Visitors

Issue

Reduction in Visitor Numbers

What We Heard

- Need to reduce the number of tourists and not just the impacts
- Align with other areas of plan – i.e., commercial and recreation – more resident focused

Considerations:

- Visitor numbers to the NS are not tracked – policies call for improved data collection.

- Limited ability to stop tourists and visitors from accessing the North Shore without changes to existing laws.

- Limited ability to regulate and enforce business merchandise/clientele.

TOURISM MANAGEMENT – Reduction in Visitors

Goal/Policy/Priority Action	Draft Language	Handout Ref.
TM1/1.1	Promote regenerative tourism that aligns with community values and rural character.	p. 66
TM1/1.1/Priority 1	Support the implementation of the Oʻahu Destination Management Action Plan.	p. 66
TM2/2.1	Manage the volume and impacts of tourists at heavily visited locations and attractions.	p. 68

Discussion
- *What can the NSSCP policies achieve given the considerations above?*
- *What language can best capture that?*

TOURISM MANAGEMENT – Carrying Capacity

Developing or Determining Carrying Capacity

- Good to determine carry capacity of hotspots
- Most would agree region has already passed carry capacity with daily visitors

Considerations:

- Carrying capacity studies for some NS hotspots underway (Pūpūkea MLCD) and could be pilot for replicas at other hotspots.

- Creating a defensible methodology for a carrying capacity study for the whole region could be a challenge.

TOURISM MANAGEMENT – Carrying Capacity

Goal/Policy/Priority Action	Draft Language	Handout Ref.
TM2/2.1/Priority 2	Determine the carrying capacity and develop appropriate management measures for hot spot destinations such as Sharks Cove or Waimea Bay.	p. 68
TM2/2.2/Priority 3	Manage commercial activities and tour bus parking at public beaches and hotspots.	p. 68

Discussion

- *What can the NSSCP policies achieve given the considerations above?*
- *What language can best capture that?*

4 Next Steps

Speakers: Melissa May, SSFM

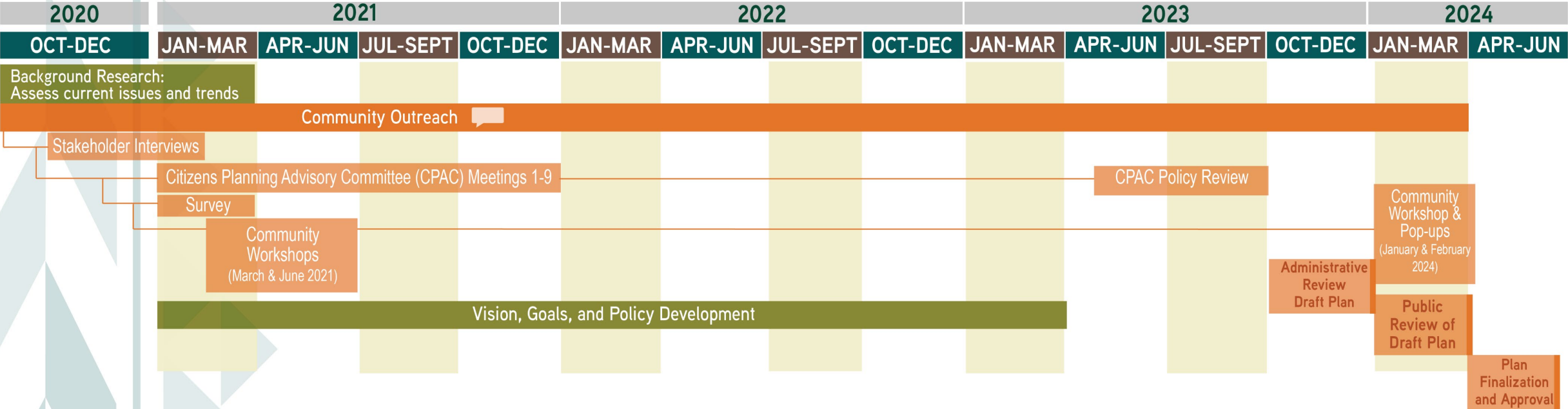# NEXT STEPS

- Incorporate CPAC comments and other edits to Goals, Policies, Actions (August-September 2023)
- Administrative Draft and Agency Review (October-December 2023)
- Public Review Draft (early 2024)
  - Community meeting and pop-ups
  - Public review period (60 days)
  - Media release
- Incorporate Public Comments
- Planning Commission Public Hearing
- County Council Hearing & Adoption

UPDATED NSSCP TIMELINE

	2020	2021				2022				2023				2024	
	OCT-DEC	JAN-MAR	APR-JUN	JUL-SEPT	OCT-DEC	JAN-MAR	APR-JUN	JUL-SEPT	OCT-DEC	JAN-MAR	APR-JUN	JUL-SEPT	OCT-DEC	JAN-MAR	APR-JUN

Background Research: Assess current issues and trends

Community Outreach

Stakeholder Interviews

Citizens Planning Advisory Committee (CPAC) Meetings 1-9

CPAC Policy Review

Survey

Community Workshops (March & June 2021)

Community Workshop & Pop-ups (January & February 2024)

Administrative Review Draft Plan

Vision, Goals, and Policy Development

Public Review of Draft Plan

Plan Finalization and Approval

5 Wrap Up

Speaker: Keith Mattson

CPAC PROCESS WRAP-UP

BY THE NUMBERS

- 12 meetings
- 12 policy modules
- 25+ hours of discussion

A BIG MAHALO FOR YOUR TIME, CARE, AND MANA'O

MAHALO