

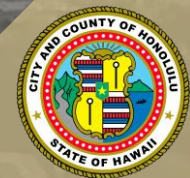


NORTH SHORE SUSTAINABLE COMMUNITIES PLAN FIVE YEAR REVIEW

CPAC Meeting #10, Part 3

August 31, 2023 6:00-9:00 PM

Waialua Elementary School



SSFM
International

TODAY'S MEETING AGENDA

1. Wehena, Introduction, Meeting Goals, Agenda
2. Re-Cap Last CPAC Meeting
3. Discussion on Policy Direction for Hot Button Topics
 - a) Housing/Development - **pau**
 - b) Commercial Uses - **pau**
 - 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



An aerial photograph of a tropical island, likely in the Pacific, showing a mix of green vegetation, sandy beaches, and a blue ocean. The sky is filled with white, fluffy clouds. The image is used as a background for the slide.

2 Re-cap of Last CPAC Meeting

Speaker: Melissa May, SSFM

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 & DEVELOPMENT RE-CAP

Affordable Housing Policy Direction

- Update policies around housing to emphasize a preference for affordable rental housing for local residents.
- Remove language identifying a certain # of new homes to be developed. Instead, call for an inventory of developable land, factoring in constraints like floodplains, infrastructure, etc. to inform future development.
- Add a statement that the SLUD Rural designation is not appropriate/desired on the North Shore.
- Review Land Use Map to determine whether changes are needed to reflect input received.
- Add further clarity around infill – definition, where it can occur, what level of review is required.

Community Growth Boundary Policy Direction

- Keep existing policies around retaining the CGB.

COMMERCIAL USES RE-CAP

Mobile Commercial Establishments Policy Direction

- Add policy to repeal Article 9 of LUO allowing mobile food establishments in Hale'iwa Special Design District (and edit or remove conflicting policies).
- Add language regarding requirement for MCE's to move twice a month (Example: RC/2.3)
- Add language about MCE's not being compatible with North Shore rural character in general (RC2/2.1/P3)

Local Serving Businesses Policy Direction

- Remove expansion of Waialua industrial area from policies (RC3/3.1/P1 & Land Use Map).
- Ensure that existing regs support small scale manufacturers having some retail capability in their space.

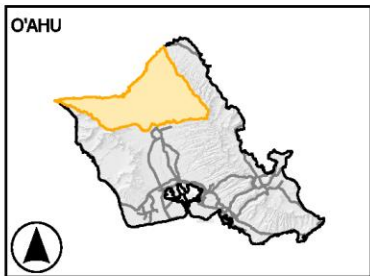
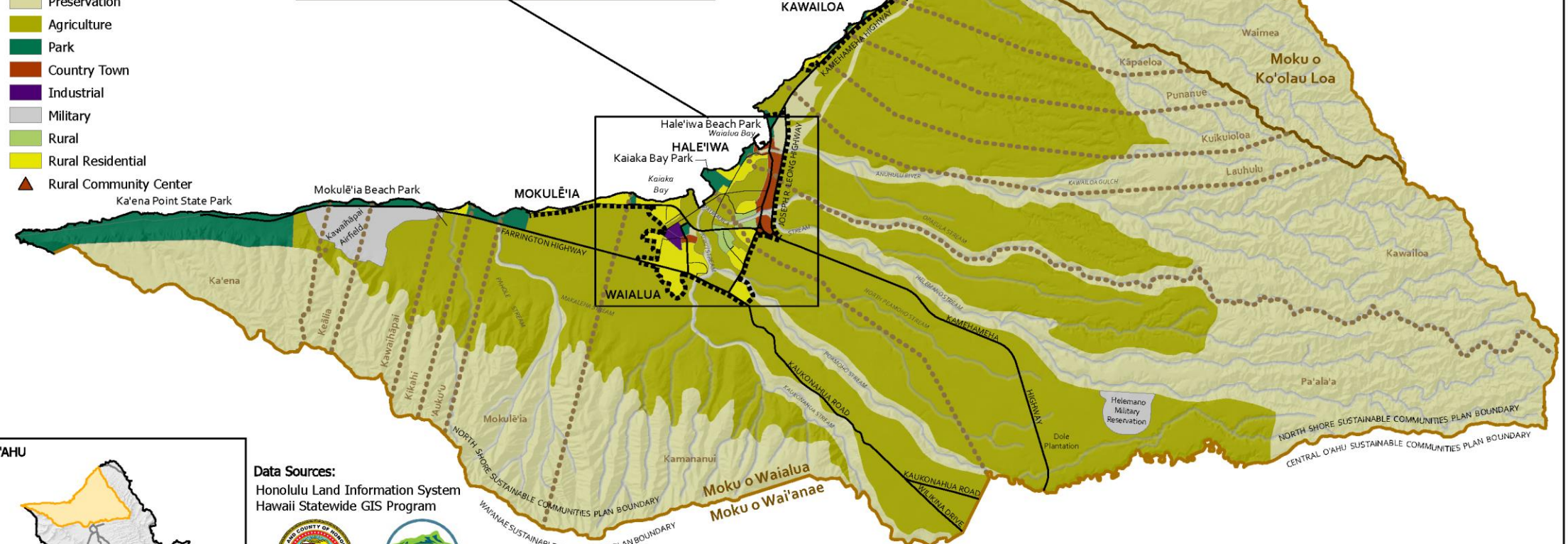
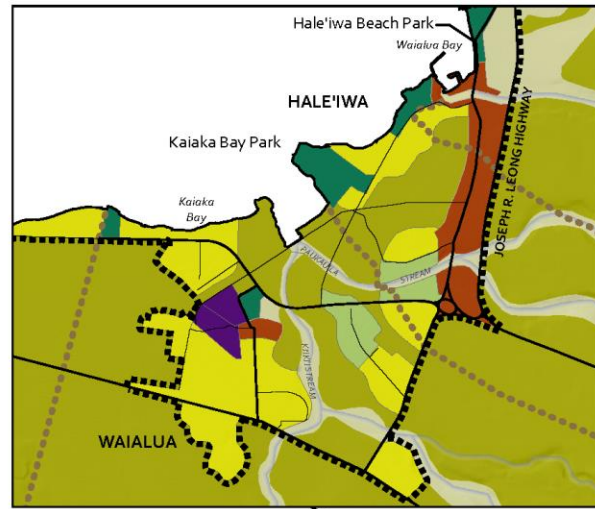
LAND USE MAP

Legend

- Community Growth Boundary
- Ahupua'a Boundary
- Moku Boundary
- North Shore Planning District
- Main Roads
- Streams

Land Use

- Preservation
- Agriculture
- Park
- Country Town
- Industrial
- Military
- Rural
- Rural Residential
- Rural Community Center



Data Sources:
Honolulu Land Information System
Hawaii Statewide GIS Program



Department of Planning and Permitting
City & County of Honolulu



0 1 2 3 4 5 Miles

This map is intended for illustrative purposes only.

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 O‘ahu 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~~- pau
 - ✓ ~~Commercial Property~~- pau
 - ✓ 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

AGRICULTURE

Issue

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 make 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 Hale'iwa).

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 make 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.
- Farming 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

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

Visitor Accommodations

What We Heard

- 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 Hale‘iwa 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 O‘ahu 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?*



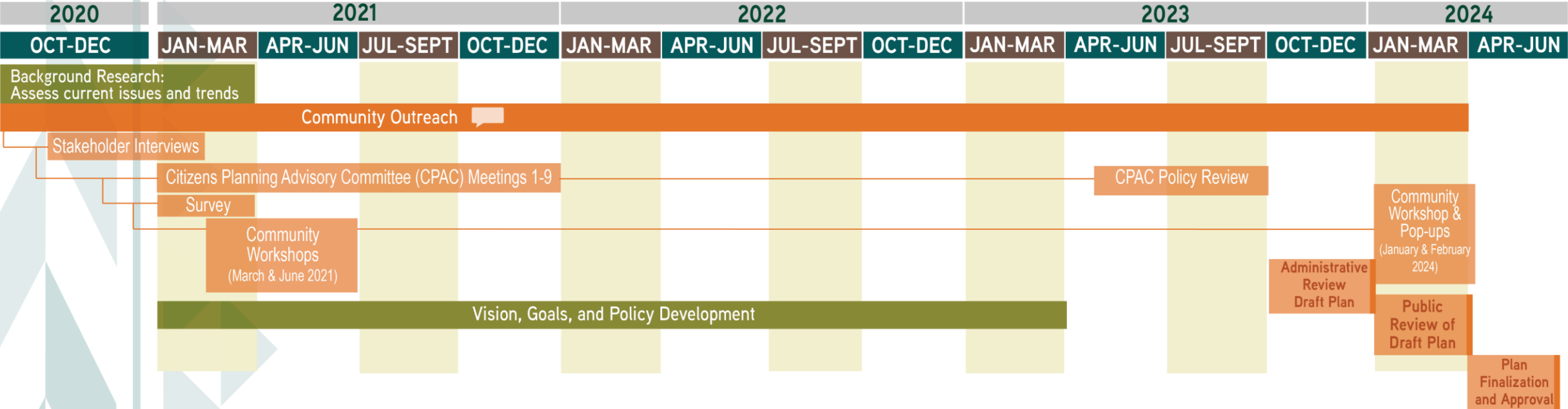
4 Next Steps

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



A background image showing silhouettes of three people on a cliff edge at sunset. One person stands on the left, another is in the middle, and a third is jumping or falling on the right. The sky is filled with bright, orange, and yellow clouds, and the ground below is a rocky, uneven surface.

5 Wrap Up

Speaker: Keith Mattson

CPAC PROCESS WRAP-UP



BY THE NUMBERS

- ~~12~~ 13 meetings
- 12 policy modules
- 25+ hours of discussion

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

MAHALO

