



RESOLUTION

REQUESTING THE CITY ADMINISTRATION TO SET FORTH SPECIFIC REQUIREMENTS FOR DEDICATIONS OF SEWER IMPROVEMENTS CONSTRUCTED PURSUANT TO CONDITIONAL ZONING AGREEMENTS.

WHEREAS, under the conditional zoning provision of Section 21-2.80, Revised Ordinances of Honolulu 1990, as amended, the applicant for a zoning map amendment prepares a unilateral agreement agreeing to certain development conditions imposed by the Department of Planning and Permitting ("DPP"), the Planning Commission ("Commission"), or the City Council; and

WHEREAS, the conditions included in a unilateral agreement necessary to develop a residential subdivision or other major residential project may require, among other things, the provision of low-moderate income housing and public infrastructure improvements, including sewers and sewage-related facilities; and

WHEREAS, the City Council finds that there have been instances in the past where sewers and sewage-related facilities have been built pursuant to a unilateral agreement but kept unavailable to the public because it has taken years for the City Administration to accept these sewer improvements; and

WHEREAS, the Council further finds that there is a lack of specific guidelines with respect to dedication of sewer improvements and has been a lack of communication by the City Administration when conditional zoning agreements are involved; and

WHEREAS, the Council further finds that instructions to private parties change as they pass from one department to another for approval, adding conflicting requirements that further delay the completion of required improvements; and

WHEREAS, the Council finds that there is a compelling need for the City Administration to clarify the requirements for sewer improvement dedications when they are mandated by conditional zoning agreements so that such improvements can be readily accepted when completed and therefore used and enjoyed by the public more expeditiously; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City Administration is requested to set forth in all rules or other written guidance the specific requirements for dedications of sewer improvements constructed pursuant to conditional zoning agreements; and



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BE IT FURTHER RESOLVED that City departments, including the Department of Environmental Services, Department of Facility Maintenance, Department of Planning and Permitting, Department of Design and Construction, and the Department of the Corporation Counsel are urged to agree on required improvements at the beginning of the sewer improvement planning process; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, Managing Director, Director of Environmental Services, Director of Facility Maintenance, Director of Planning and Permitting, Director of Design and Construction, and Corporation Counsel.

INTRODUCED BY:

Keonoy Penix

DATE OF INTRODUCTION:

JAN 13 2015

Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 15-12

Introduced: 01/13/15 By: KYMBERLY PINE

Committee: ZONING AND PLANNING

Title: RESOLUTION REQUESTING THE CITY ADMINISTRATION TO SET FORTH SPECIFIC REQUIREMENTS FOR DEDICATIONS OF SEWER IMPROVEMENTS CONSTRUCTED PURSUANT TO CONDITIONAL ZONING AGREEMENTS.

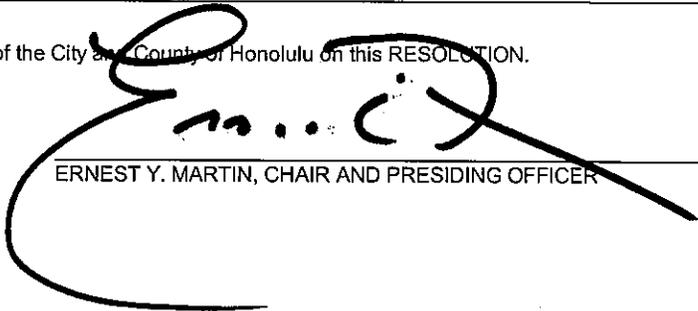
Voting Legend: * = Aye w/Reservations

02/12/15	ZONING AND PLANNING	CR-60 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION.
02/18/15	COUNCIL	CR-60 AND RESOLUTION 15-12 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN TAKAHASHI, ACTING CITY CLERK



ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER