



## Land Use Approval Process in Hawaii

### 1. Application/Petition Preparation:

Players: 1) Applicant

Time Frame: 12-18 Months

Issues Addressed in Process:

1. Air Quality	11. Notice to Buyers	22. Transportation Improvements
2. Archeological—State Historic Preservation Office	12. Park Dedication	23. Wastewater Improvements
3. Buyer Notification	13. Phasing	24. Solid Waste Management
4. Civil Defense	14. Police and Fire Facilities	25. Water Improvements
5. Drainage Improvements	15. Progress Reports	26. Child Care
6. Golf Course Tee Times (Public)	16. Public Access Easements	27. Ground Water Monitoring
7. Housing	17. Recording Conditions	28. Park and Ride
8. Land Transactions/Dedications	18. School Facilities (Fair Share Contribution)	29. Urban Design Plan
9. Noise	19. School Sites (Dedication)	30. Setbacks
10. Notice of Intent to Sell	20. Soil Erosion	31. Other Agency Approvals
	21. Sound Attenuation	

### 2. County General/Development/Community Plan Amendment:

- Players:
- 1) Applicant
  - 2) Citizen’s Advisory Committee
  - 3) County Agencies
  - 4) Planning Commission
  - 5) County Council
  - 6) Mayor

Process:

Citizen Advisory Committee	Public Hearing	Planning Commission Approval	Public Hearing	County Council Approval	Mayor Approval
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Time Frame: 22 Months [not including time for EA/EIS process, if not concurrent]

Issues Addressed in Process:

<ol style="list-style-type: none"> <li>1. Statement of Problems and Opportunities</li> <li>2. Social/Economic/Environmental Impacts</li> <li>3. Development Patterns and Sequence</li> <li>4. Planning Standards and Principles</li> </ol>	<ol style="list-style-type: none"> <li>5. Design Principles</li> <li>6. Historic/Archeological/Cultural Impacts</li> <li>7. Transportation</li> <li>8. Population Goals</li> </ol>
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**3. State Land Use Commission Reclassification:**

- Players:
- 1) Applicant
  - 2) State Agencies
  - 3) County Agencies
  - 4) Interveners (Community and other interest groups)
  - 5) Land Use Commission

Process:

File Petition	Quasi-judicial Public Hearings with Various Parties (Interveners)	Commission Approval
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Time Frame: 18 Months

Issues Addressed in Process:

<ol style="list-style-type: none"> <li>1. <b>Air Quality**</b></li> <li>2. Archeological—State Historic Preservation Office</li> <li>3. Buyer Notification</li> <li>4. Civil Defense</li> <li>5. Drainage Improvements</li> <li>6. Golf Course Tee Times (Public)</li> <li>7. Housing</li> </ol>	<ol style="list-style-type: none"> <li>8. Land Transactions/Dedications</li> <li>9. Noise</li> <li>10. Notice of Intent to Sell</li> <li>11. Notice to Buyers</li> <li>12. Park Dedication</li> <li>13. Phasing</li> <li>14. Police and Fire Facilities</li> <li>15. Progress Reports</li> <li>16. Public Access Easements</li> </ol>	<ol style="list-style-type: none"> <li>17. Recording Conditions</li> <li>18. School Facilities (Fair Share Contribution)</li> <li>19. School Sites (Dedication)</li> <li>20. <b>Soil Erosion**</b></li> <li>21. Sound Attenuation</li> <li>22. Transportation Improvements</li> <li>23. Wastewater Improvements</li> <li>24. Solid Waste Management</li> <li>25. Water Improvements</li> </ol>
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**\*\*Different from County Requirements**

**4. County Rezoning Process:**

- Players:
- 1) Applicant
  - 2) County Agencies
  - 3) Planning Commission
  - 4) County Council
  - 6) Mayor

Process:

Public Hearings	Planning Commission Approval	Public Hearings	County Council Approval	Mayor Approval
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Time Frame: 16 Months

Issues Addressed in Process:

<ol style="list-style-type: none"> <li>1. <b>Urban Design Plan***</b></li> <li>2. Archeological—State Historic Preservation Office</li> <li>3. Buyer Notification</li> <li>4. Civil Defense</li> <li>5. Drainage Improvements</li> <li>6. Golf Course Tee Times (Public)</li> <li>7. Housing</li> <li>8. Land Transactions/ Dedications</li> <li>9. Noise</li> <li>10. Notice of Intent to Sell</li> </ol>	<ol style="list-style-type: none"> <li>11. Notice to Buyers</li> <li>12. Park Dedication</li> <li>13. Phasing</li> <li>14. Police and Fire Facilities</li> <li>15. Progress Reports</li> <li>16. Public Access Easements</li> <li>17. Recording Conditions</li> <li>18. <b>Setbacks***</b></li> <li>19. School Site</li> <li>20. School Facilities (FSC)</li> <li>21. <b>Other Agency Approvals***</b></li> </ol>	<ol style="list-style-type: none"> <li>22. Sound Attenuation</li> <li>23. Transportation Improvements</li> <li>24. Wastewater Improvements</li> <li>25. Solid Waste Management</li> <li>26. Water Improvements</li> <li>27. <b>Child Care***</b></li> <li>28. <b>Ground Water Monitoring***</b></li> <li>29. <b>Park and Ride***</b></li> </ol>
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**\*\*\*Bold different from State Requirements**

**5. Subdivision Review and Approval:**

- Players:        1)     Applicant  
                     2)     County Agencies

Process:

Final Site Plan	Tentative Subdivision Map	Mass and Pad Grading Plan	Roadway and Utility Construction Plans	Final Subdivision Map	Land Court or BOC Recordation
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Time Frame: 26 Months\*

Issues Addressed in Process:

1. Underground Utilities (sewer, water, storm drain, irrigation, electric, CATV, telephone) 2. Surface Improvements (curb and gutter, sidewalk, curb ramps, paving) 3. Grading, Grubbing, Stockpiling	4. Construction Dewatering 5. Traffic Control Plan 6. Sign and Marking Plan 7. Street Trees 8. Street Lights
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**6. Other City Discretionary Permits (Excluding Building Permits):**

<b>Permit or Approval</b>	<b>Time Frame (Weeks)</b>
Cluster Housing	6
Conditional Use Permit—Major	4
Conditional Use Permit—Minor	3
Discharge of Effluent other than Storm Water Runoff	1 Day
Driveways, Variance Applications	1 Day
Encroachments	1 Day
Exclusive Agriculture Site Approval	6
Existing Use	2
Flood Hazard District Interpretation	1
Flood Variance	2
Grading and Grubbing and Stockpiling Permit	1
Minor Modifications to Various Discretionary Permits	2
Nonconforming Use Certificate Renewal	1 Day
Plan Review Use	4
Planned Development—Commercial and Resort	50
Planned Development—Housing	6
Public Infrastructure Maps, Additions/Deletions to	3
Seawall and Non-Seawall Variances	4
Service Connection, Repairs to Utilities and Trenching	1 Day
Signs	1 Day
Site Development Plan	2
Special Districts: Downtown Building Heights in Excess of 350 Feet	6
Special Districts: Establishment of or Amendment to	6
Special Districts: Major Project	6
Special Districts: Minor Project	2
Special Management Area Minor Permits	1
Special Management Area Use Permit for Agriculture, Aquaculture or Outdoor Recreational Developments	4
Special Management Area Use Permit for All Other Developments	4
Special Use Permit, State	4
State Boundary Petition	4
Storm Drain, Private Connection Fee	1 Day
Subdivision (See Section 5 Above)	2*
Temporary Use Approval	1
Waiver	1
Zoning Adjustment	2
Zoning Board of Appeals, Contested Case Hearings	2
Zoning District Boundary Adjustment	2 Days
Zoning Variance	2
Zoning, Written Clearance or Confirmation	1