



AGENDA FOR THE MEETING OF THE LAND USE COMMISSION

DATE: February 11, 2026

TIME: 9:00 a.m.

VIRTUAL: <https://us02web.zoom.us/j/88544406372>

LOCATION: Leiopapa A Kamehameha, State Office Tower, Room 405
235 S Beretania Street, Room 405, Honolulu, HI 96813

Additional meeting information and instructions follow agenda on page 7.

This agenda and the listed submittals shall be provided in the Board Packet available at:
<https://files.hawaii.gov/luc/meetings/materials/2026/2026-02-11.pdf>

This meeting will be held using interactive conference technology under Section §92-3.7, Hawaii Revised Statutes ("HRS"). Commission members, staff, testifiers, and the public can choose to participate in person, online via Zoom, or by telephone.

- 1. Call to Order**
- 2. Approval of Meeting Minutes for January 7, 2026**
Meeting Minutes are available at:
<https://files.hawaii.gov/luc/meetings/minutes/2026/2026-01-07.pdf>.
- 3. Tentative Meeting Schedule**
- 4. Discussion and/or Decision Making on Commission's Position on 2026 Hawai'i State Legislative Bills RELATING TO THE LAND USE COMMISSION**
 - a. SB28, SB2217 and HB1845 - RELATING TO LAND USE COMMISSION**
Specifies that a simple majority of affirmative votes of the members of the Land Use Commission present at a meeting and qualified to vote is required for any boundary amendment.
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=28&year=2026
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2217&year=2026
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1845&year=2026
 - b. SB36, SB2185, SB2218 and HB1844 - RELATING TO LAND USE COMMISSION**
Requires the Land Use Commission to reclassify lands that are designated for urban growth under a county general plan or county development plan as being in the urban district at the request of the county.
https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=36&year=2026



https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2185&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2218&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1844&year=2026

c. SB1157 - RELATING TO LAND USE COMMISSION

Allows the counties to amend district boundaries involving land areas greater than fifteen acres without appearing before the Land Use Commission if the affected lands are included in the County General Plan or County Development Plan.

Requests the LUC to update the digital state land use district maps and to encourage transit-oriented development that preserves the character of the State's rural areas.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1157&year=2026

d. SB2537 and HB2103 - RELATING TO THE LAND USE COMMISSION

Amends the composition of the Land Use Commission to require at least one member who has substantial experience and expertise in water resource management. Requires the Office of Hawaiian Affairs to submit a list of nominees to the Governor for the appointment of a commission member having substantial experience or expertise in traditional Hawaiian land usage and knowledge of cultural land practices.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2537&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=2103&year=2026

e. SB2986 - RELATING TO THE LAND USE COMMISSION

Authorizes the Land Use Commission to amend, revise, or modify a decision and order granting a district boundary amendment, or fine a petitioner, upon finding that a petitioner or its successors or assigns have not adhered to the conditions imposed by the commission, regardless of whether there has been substantial commencement of use of the land. Defines "substantial commencement".

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2986&year=2026

f. SB740 and HB777 - RELATING TO SPECIAL PERMITS

Authorizes the Land Use Commission to designate another agency, including the Office of Planning and Sustainable Development, Department of Agriculture, or Agribusiness Development Corporation, to monitor compliance with any restrictions imposed in a special permit.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=740&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=777&year=2026



g. SB1099 - RELATING TO IMPORTANT AGRICULTURAL LANDS

Authorizes the Land Use Commission to designate county or state lands as important agricultural lands, and adopt maps for the designated lands, in counties that fail to identify and recommend important agricultural lands by 12/31/2027. Effective 7/1/3000.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1099&year=2026

h. SB1332 and HB1013 - RELATING TO IMPORTANT AGRICULTURAL LANDS

Repeals the provision authorizing farm dwellings and farm employee housing on important agricultural lands, amends the provision for priority permit processing to include farm cluster housing, and adopts a new provision establishing farm cluster housing to incentivize the designation of lands as important agricultural lands pursuant to chapter 205, HRS.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1332&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1013&year=2026

5. Discussion and/or Decision Making on Commission's Position on 2026 Hawai'i State Legislative Bills RELATING TO LAND USE

a. SB1079 and HB502 - RELATING TO LAND USE

Temporarily allows each county, by resolution of its county council, to petition for the redistricting of land from an agricultural district to a rural district through the Land Use Commission's declaratory ruling process. Effective 7/1/2026. Sunsets 6/30/2029.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1079&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=502&year=2026

b. HB2424 - RELATING TO LAND USE

Between 7/1/2026 and 12/31/2028, authorizes each county planning commission to petition the Land Use Commission for a district boundary amendment to reclassify certain lands within the agricultural district to the rural district through the declaratory ruling process.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=2424&year=2026

c. SB2015 - RELATING TO LAND USE

Temporarily allows each county, by resolution of its county council, to petition for the redistricting of land from an agricultural district to a rural district through the Land Use Commission's declaratory ruling process. Effective 7/1/2027. Sunsets 6/30/2030.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2015&year=2026



d. SB1334 and HB1015 - RELATING TO LAND USE

Authorizes county petition process for review and approval of land use district boundary amendments based on adopted county general plans or county development plans.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1334&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1015&year=2026

e. SB516 - RELATING TO LAND USE

Permits film production on lands that are zoned for agricultural use in counties with a population of less than five hundred thousand and that meet other conditions.

Establishes the Agricultural Film Production Land Use Oversight Committee to monitor and enforce compliance with regulations on film permit activities on agricultural zoned lands.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=516&year=2026

f. SB2156 - RELATING TO LAND USE

Permits film production on certain lands zoned for agricultural use under certain conditions, including obtaining land use special permits. Establishes the Agricultural Film Production Land Use Oversight Committee within the Creative Industries Division of the Department of Business, Economic Development, and Tourism to establish film permit application requirements and processes, facilitate the issuance of special permits for film production on agricultural zoned parcels, and advise and make recommendations relating to the regulation of film productions on agricultural zoned lands. Requires the Department of Business, Economic Development, and Tourism to adopt rules. Includes temporary filming activities as a permissible conditional accessory use of lands within the agricultural district. Includes film production on agricultural zone parcels as a permitted use of land within the agricultural district under special permits.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2156&year=2026

g. SB2240, SB3006 and HB1848 - RELATING TO LAND USE

Requires any petitioner for a district boundary amendment to obtain certification from the Commission on Water Resources Management that enough water is available for the project needs without causing harm to the relevant aquifers and provide that certification to the Land Use Commission.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2240&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=3006&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1848&year=2026



h. SB760 - RELATING TO LAND USE

Authorizes rodeos on lands that are zoned for agricultural use.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=760&year=2026

i. SB2161 and HB1703 - RELATING TO LAND USE

Authorizes rodeos and rodeo activities on lands that are zoned for agricultural use. Defines the term "rodeo and rodeo activities".

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2161&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1703&year=2026

j. SB2007 and HB1738 - RELATING TO THE LAND USE DECISION-MAKING

Provides the authority for counties to amend district boundaries up to 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2007&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1738&year=2026

k. SB1114 and SB2162 - RELATING TO HOUSING

Authorizes large landowners to petition the Land Use Commission to allow the development of elderly housing on portions of agricultural lands.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1114&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2162&year=2026

6. Discussion and/or Decision Making on Commission's Position on 2026 Hawai'i State Legislative Bills RELATING TO OTHER MEASURES THAT MAY IMPACT THE LAND USE COMMISSION

a. HB826 - RELATING TO HOUSING

Authorizes a county planning commission, by special permit, to permit land uses exclusively providing residential housing for purposes of agricultural workforce housing, long-term rental, or workforce fee simple ownership in an agricultural district, under certain conditions. Repeals 6/30/2035. Effective 7/1/3000.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=826&year=2026

b. SB2006 and HB1737- RELATING TO FARM EMPLOYEE HOUSING

Clarifies that a "farm dwelling" permitted in an agricultural district includes a single-family farm dwelling with an accessory employee housing structure, subject to certain restrictions.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=



2006&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1737&year=2026

c. SB2740 - RELATING TO FARM EMPLOYEE HOUSING

Authorizes farm cluster housing on certain agricultural land within agricultural districts. Requires the counties adopt ordinances to allow farm cluster housing.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2740&year=2026

d. SB 2834 and HB1979 - RELATING TO ENVIRONMENTAL REVIEW

Shortens the period within which certain judicial proceedings involving environmental assessments and environmental impact statements for actions that propose the use of land for, or construction of, affordable housing or clean energy projects must be initiated. Requires judicial proceedings involving actions that propose the use of land for, or construction of, affordable housing or clean energy projects to be filed directly with the Supreme Court and prohibits the Supreme Court from awarding attorneys' fees in these judicial proceedings.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2834&year=2026

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1979&year=2026

e. HB541 - RELATING TO URBAN DEVELOPMENT

Makes certain urban development and land use requirements applicable only to counties with a population of less than five hundred thousand, including: vesting the director of the county land use agency with the administrative authority to act on any application for subdivision, consolidation, or resubdivision; the required adoption or amendment of an ordinance to allow at least two accessory dwelling units, subject to certain conditions, on all residentially zoned lots; the calculation of certain school impact fees; and a prohibition on private covenants that include certain limitations or restrictions for residentially zoned lots within an urban district.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=541&year=2026

f. SB197 - RELATING TO PUBLIC NOTICE

Establishes enhanced public notice requirements for changes in land use by the Department of Hawaiian Home Lands, Department of Land and Natural Resources, or University of Hawai'i and boundary changes by the Land Use Commission. Requires approval of the project by the community through a referendum of nearby adult residents except for projects within the Mauna Kea science reserve, which require a referendum by all adult residents of the country in which the Mauna Kea science reserve is located. Appropriates moneys.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=197&year=2026



g. HB1529 - RELATING TO BOARDS AND COMMISSIONS

Reduces the quorum requirement for boards and commissions to a majority of current voting members of a board or commission. Reduces the number of affirmative votes needed to validate action of a board or commission to a majority of members voting at a meeting with quorum.

https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1529&year=2026

7. Adjournment

NOTE: Agenda items may be taken out of order.

Participating Virtually via Zoom. You may be asked to enter your name or email. The Commission requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous.

Join the Zoom Webinar:

February 11, 2026: <https://us02web.zoom.us/j/88544406372>

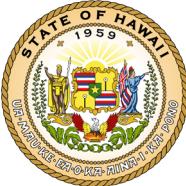
Webinar Passcode: **0211** Webinar ID: **885 4440 6372** Dial-In Number: **+1-646-568-7788**

If the audio-visual connection is lost during the public portion of the meeting, the meeting shall automatically recess for up to 30 minutes while the Commission attempts to restore connection. Online viewers should check the Land Use Commission ("LUC") website at <https://luc.hawaii.gov/> for reconnection information. If the connection is lost for more than 30 minutes, the meeting will be continued to a specific date and time, with the new link for the continued meeting to be provided at the LUC's website (<https://luc.hawaii.gov/>).

Oral Public Testimony. To provide oral public testimony, you can attend the Commission meeting in person at the physical meeting location or remotely via the Zoom link, as listed on page 1. Participants attending via Zoom who wish to provide oral testimony should use the Q&A feature during the scheduled meeting. We strongly encourage participants to limit to two minutes for each testifier per agenda item.

Written Public Testimony. We encourage interested persons to submit written testimony in advance of the meeting, which will be distributed to Commission members prior to the meeting to allow for a timely review. To ensure the Commissioners have time to review your written testimony, we suggest that it reaches us at least 24 hours before the scheduled meeting. Late written testimony will be retained as part of the record and distributed to Commission members as soon as practicable, but we cannot ensure that the Commission will receive it in sufficient time to review, prior to decision-making.

You may submit written testimony online at <https://luc.hawaii.gov/testimony>, mail your testimony at P.O. Box 2359, Honolulu, HI, 96804-2359, or send an email to dbedt.luc.web@hawaii.gov. Written testimonies may be posted to the LUC meeting website; as a precaution, please be mindful with any personal information prior to submitting it unless you intend for it to be shared.



Executive Session. During the scheduled meeting, the Commission may elect to go into Executive Session for reasons limited to those set forth in section HRS § 92-5(a)(4), to consult with its legal counsel on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities.

Board Packet. Meeting materials for this session are available for public viewing on the LUC website at <http://luc.hawaii.gov>. Meeting materials are available for public inspection at the LUC office located at 235 S. Beretania Street, Room 406, Honolulu, HI 96813. The Board Packet typically includes the draft minutes and staff reports and supporting documentation for the items listed above. In accordance with HRS § 92-7.5, these documents will be posted at least three full business days prior to the scheduled meeting.

Special Assistance. If you need an auxiliary aid/service or other accommodation due to a disability, please contact the State Land Use Commission at (808) 587-3823 or dbedt.luc.web@hawaii.gov as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.