

From: [Bryan Rupp](#)
To: [Planning WPC Testimony](#)
Subject: Subject: Oppose / Continue Bills 124, 125, and 126 affecting Pāhoā Village
Date: Wednesday, March 25, 2026 4:31:05 AM

Aloha Chair and Commissioners, I strongly urge you to defer and not advance Bills 124, 125, and 126 unless and until the County provides a full public analysis of the impacts on existing Pāhoā residents, property owners, and businesses.

These bills would change zoning in Pāhoā Village to Downtown Pāhoā Commercial, update the Pāhoā Village Design District, and establish new development standards for the DPC district. Before any recommendation is made, the public deserves clear answers on:

Which existing residential properties

would be affected;

Whether existing homes become nonconforming;

Whether homes damaged by fire or storm may be rebuilt as residences;

The exact changes to permitted uses, building height, and yards/setbacks;

Expected impacts on assessed value, taxes, rents, traffic, drainage, parking, and infrastructure;

How these changes protect the historic character and livability of Pāhoā rather than accelerating speculative redevelopment.

Pāhoā is not just vacant land on a map.

It is a living historic town. A zoning overhaul of this scale should not

move forward without a parcel-level impact review and meaningful community process.

For these reasons, I ask you to continue Bills 124, 125, and 126 until the County releases complete impact information and holds additional community outreach focused specifically on affected Pāhoa residents and businesses.

Mahalo,

Bryan Rupp

Pāhoa resident