

From: [Dea Rackley](#)
To: [Planning WPC Testimony](#)
Subject: **4-2 WPC** Oppose/continue Bills 124,125 and 126 affecting Pahoa Village
Date: Sunday, March 22, 2026 9:58:32 AM

Subject: Oppose / Continue Bills 124, 125, and 126 affecting Pāhoa Village

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 Pāhoa residents, property owners, and businesses.

These bills would change zoning in Pāhoa Village to Downtown Pāhoa Commercial, update the Pāhoa 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 Pāhoa rather than accelerating speculative redevelopment.

Pāhoa 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,

Dephlia Rackley

Rocky Ishibashi

Rhea Davis

Jennifer Jackson

Keegan Mcgreger

[Pāhoa resident / owner / business / community member]

Sent from my iPhone