

From: [Wanda Louis](#)
To: [Planning WPC Testimony](#)
Subject: Written Testimony for Project File: PL-USE-2026-000042
Date: Thursday, May 28, 2026 9:38:08 AM
Attachments: [Wanda's Letter to the Windward Planning commission May 2026.pdf](#)

Aloha,

I am submitting written testimony for the use permit that Jessica Stevens has requested regarding the Outpatient Medical Clinic in Pepe'ekeo

- **Applicant:** Jessica Stevens (Project File: PL-USE-2026-000042)
- **Request:** An application for a Use Permit to authorize the formal establishment of an outpatient medical clinic within a neighborhood zoned for single-family residential use.
- **Property Specifications:** The clinic is proposed to operate within the first floor of an existing two-story residential dwelling positioned on a 5.74-acre parcel of land.
- **Location Details:** Located at 28-1167 Old Māmalahoa Highway, approximately 230 feet north of Pepe'ekeo Street in South Hilo. (Tax Map Key / TMK: (3) 2-8-007:084 portion).

If you have any questions or concerns please feel free to contact me

Aloha

--

Together We Can Make A Difference
Wanda

May 27, 2026

Windward Planning Commission
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Subject: Strong Opposition to Permit Approval for Big Island Neuro Health Foundation's Outpatient Clinic in Pepe'ekeo

Dear Chair and Members of the Windward Planning Commission,

I am writing to submit my formal testimony in **strong opposition** to the permit application by the Big Island Neuro Health Foundation for a proposed outpatient clinic in Pepe'ekeo. While the island faces healthcare challenges, this specific proposal brings a level of instability and bad-faith engagement that the Pepe'ekeo community should not be forced to absorb.

My opposition is rooted in three critical issues regarding the scope of the clinic, the applicant's lack of transparency, and their deceptive handling of community notification.

First, there is a deep concern regarding the true scope of the services intended for this site. While initial descriptions focused generally on neurological health, the foundation has heavily implied that treatment will extend to mental health patients. This opens the door to broader, unspecified forms of psychiatric and behavioral mental health treatments that were not explicitly detailed in the original pitch. Our quiet, rural neighborhood lacks the infrastructure, security, and support systems necessary to host an expanding mental health treatment facility. The applicant's vague language feels like a bait-and-switch designed to get a foot in the door before revealing the full scale of their intended operations.

Second, the foundation has demonstrated that public transparency is simply not a priority for them. Throughout this process, addressing the immediate community has felt like an afterthought. Questions from residents have been deflected, and the true operational impacts—including patient volume, security protocols, and crisis management plans—have remained obscured. A facility of this nature requires deep community trust, yet the applicant has treated public inquiry as a hurdle to bypass rather than an obligation to fulfill.

Finally, the applicant's conduct regarding the required 300-foot community notification boundary reveals a troubling pattern of manipulation. The foundation actively manipulated the mapping and interpretation of the 300-foot range to limit the number of households notified, choosing a boundary calculation that served their own bureaucratic benefit rather than the community's right to know. Even after Councilwoman Heather Kimball looked into the matter and confirmed that the notification technically fell within the absolute legal parameters, the foundation stubbornly tried to litigate and "prove" their skewed interpretation to downplay how many neighbors they intentionally excluded from

early discussions. Meeting the bare technical minimum on paper does not excuse the deliberate effort to keep immediate neighbors in the dark.

Pepe'ekeo deserves a planning process built on honesty, safety, and mutual respect. The Big Island Neuro Health Foundation has failed to provide any of these. For the reasons stated above, I respectfully urge the Windward Planning Commission to deny this permit.

Thank you for your time and your commitment to protecting our communities.

Sincerely,



Wanda Louis

Pepe'ekeo Community Member

Phone: (808) 895-2172

Email: auntiewans@gmail.com