

From: [Jim and Lichun](#)
To: [Planning WPC Testimony](#)
Subject: 26-06-02 Jim McMahon Opposition Testimony
Date: Tuesday, June 2, 2026 12:13:33 PM

Dear Windward Commission Chairman and Commission Members

Please accept my public testimony in opposition to Use Permit PL-USE-2026-000042 - Agenda Item #1 of the 5 June 2026 Windward Planning Commission Meeting.

I would recommend that this permit be denied for the following reasons:

1.
The proposed clinic plans to offer Transcranial Magnetic Stimulation (TMS) therapy services. My limited investigation into this treatment revealed that it is a highly specialized procedure that has only been approved for a very narrow set of psychiatric disorders which have not responded to other existing forms of therapy. Therefore, most of the clients for such therapy are not local to the area. Most patients would therefore presumably be traveling from Hilo and other larger population centers located around the island. A more appropriate location would be in an urban center such as Hilo and near a major hospital where one would normally expect to find similar highly specialized outpatient services. Pepe'ekeo and other similar communities would be better served by having more general medical service providers such as regular general practice physicians, urgent care clinics, dentists, etc.
2.
The proposed location is zoned residential although the current use of the parcel and much of the surrounding area appears to be rural/agricultural. Introducing commercial operations is usually considered undesirable because of the potential adverse impacts to the surrounding residential users. It makes it less likely that the remaining acreages in the parcel will be developed for its existing zoned residential use. Therefore, it is also not consistent with the broader stated County goals of increasing the supply of affordable housing.
3.
Access to the proposed location from the main highway (H-19) requires clients to navigate through normally quiet residential streets and/or the Old Mamalahoa highway. Ideally, commercial activities should be confined along -or at least have direct access to - main arterial routes such as the nearby main highway bisecting Pepe'ekeo where several other businesses are already located.
4.
Appropriately commercially zoned land already exists very nearby fronting the main highway. This area probably also enjoys access to County wastewater infrastructure and would not require a septic IWS like the subject parcel. The lack of adequate infrastructure at the project site normally expected for commercial operations would

appear to be in conflict with the development guidelines set forth in both the County General and the Hāmākua Community Development Plans.

In summary, this use permit application appears to offer a convenience to the landowner or their tenant with little benefit to the immediate nearby surrounding community with a far less than ideal location when considering the claimed benefits to the broader Island community.

Jim McMahon

Pāpa'ikou/Pepe'ekeo