

From: [John Hamilton](#)
To: [Planning WPC Testimony](#)
Subject: Testimony for 6-5-2026 meeting
Date: Thursday, June 4, 2026 12:33:03 PM
Attachments: [JCH-Use Permit Application.pdf](#)

Aloha

Attached please find my testimony for the Use Case hearing in Pepekeo

John

DATE: 6/5/2025
TO: County of Hawai`i Planning Department; Windward Planning Commission
FROM: John Hamilton
SUBJECT: Testimony for Project PL-USE-2026-000042

- Applicant: Jessica Stevens
- Request: Application for a Use Permit to allow the establishment of an outpatient medical clinic
- Location of proposed project: 28-1167 Old Mamalahoa Highway; Pepe`e keo, HI (TMK: (3)2-28-007:084 por.)

Aloha Chair and Members of the Windward Planning Commission,

I oppose this use permit as it is an unsuitable use for this area. Here is why

The applicant will dismiss opponents to this as a “not in my backyard”. It is. Homes have backyards. Business have storefronts. Pepee keo is a residential community with rural farm lots and a “bedroom community” built for sugar cane workers. It is not an area for businesses that do not directly support the residents (such as general store, post office).

The roads and infrastructure is not sufficient for commercial development, be it medical or otherwise. Additional traffic is not wanted for either customers or employees.

People here in Pepee keo live here BECAUSE of the residential nature of the area, with neighbors being other residents. Once businesses gain a foothold, then strip malls will soon follow.

Please do not grant this or other use permits for commercial operations outside of legitimate farm businesses.

Thank you

John Hamilton