

COUNTY OF HAWAI'I PLANNING DEPARTMENT
BACKGROUND REPORT

PARKER SCHOOL
AMENDMENT TO USE PERMIT No. 05-001 (PL-USE-2026-000043)

PARKER SCHOOL has submitted an application to amend Condition No. 8 (enrollment) of USE Permit No. 05-001, to include preschool and include two additional parcels (3) 6-5-004:081 and 085 for an expansion of 0.964 acres. Use Permit No. 05-001 allowed the establishment of an elementary school (grades K-5) and expansion of the Parker School complex on 14.32 acres of land situated within the Agricultural-1 acre (A-1a) and Single Family Residential -7,500 square feet (RS-7.5) zoned district. The subject properties are located between Kapi'olani Road and Waikoloa Stream, Waimea, South Kohala, Hawai'i TMK: (3) 6-5-004:025, 026, 028, 063, 081 and 085.

APPLICANTS' REQUEST

1. **Background:** The original Parker School campus, centered at Kahilu Hall on Lindsey Road, was established in 1975 on TMKs (3) 6-5-004:019, 025 and 027. The bulk of these parcels are zoned Village Commercial (CV) by the county. Schools are considered a permitted use on CV-zoned land; therefore, a use permit was not required to establish the original school campus. These properties are currently used as a combined high school and middle school campus (grades 6-12). Use Permit No. 05-001 was issued on December 7, 2005 to allow the establishment of the Parker School elementary school (grades K-5) on a 2.635-acre portion of TMK (3) 6-5-004:025. The Use Permit was amended by the Planning Commission in 2010 to allow expansion of the Parker School complex to include new athletic fields, new gymnasium, renovation of two residences and warehouse, elementary school addition, and a new middle school on the remainder of TMKs (3) 6-5-004:025, 026, 028 and 063. On June 30, 2020, the Leeward Planning Commission voted to allow for a time extension to Condition No. 6 of Use Permit No. 05-001 in order to complete construction of the school complex for TMK's (3) 6-5-004:025, 026, 028, and 063.

2. **Request:** The applicant requests to amend Condition No. 8 (enrollment) of USE Permit No. 05-001, to include preschool and to include two additional parcels in the permit area, (3) 6-5-004:081 and 085, for an expansion of 0.964 acres. As proposed, Condition No. 8 would be modified as follows:

Overall enrollment of grades [~~K~~PS-12 shall be limited to four hundred fifty (450), which includes limiting the elementary school (grades K-5) and relocated middle school (grades 6-8) to three hundred (300) students combined.
3. **Reason for Request:** According to the applicant, they would like to expand the educational offerings by adding an early childhood education program to further advance the school's educational mission and better serve the needs of the families of Waimea. The applicant acknowledges that Condition No. 8 limits overall enrollment to 450 students, which will remain unchanged. The proposed addition of two parcels will expand the school campus to a total of 20.487 acres, allowing the applicant flexibility to utilize all property owned by the school.
4. **Landowners:** Parker School
5. **Supportive Information:** The applicant has submitted the attached in support of the request. **(Planning Department Exhibit 1 – Use Permit Application dated February 17, 2026)**

STATE & COUNTY PLANS

6. **State Land Use District:** Urban.
7. **General Plan Land Use Pattern Allocation (LUPAG) Map:** Medium Density Urban, which may allow village and neighborhood commercial and single family and multiple family residential and related functions.
8. **County Zoning:** Parcels 25 and 63 are zoned Agricultural-1 acre (A-1a) and parcels 26, 28, 81, and 85 are zoned Single-Family Residential-7,500 sq. ft. (RS-7.5).
9. **South Kohala Community Development Plan (SKCDP):** The South Kohala CDP, adopted by Ordinance No. 08 159 on December 1, 2008 acknowledges the expansion of Parker School as a future development within the Waimea area. Furthermore, the project site is situated within the preliminary boundaries of an

area entitled “Town Center Improvements” on the Waimea Town Conceptual Plan in the CDP.

10. **Special Management Area (SMA):** The property is not within the County’s Special Management Area and is approximately 8.5 miles from the closest coastline.
11. **Coastal Zone Management:** The entire State of Hawai‘i lies within the Coastal Zone Management area.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

12. **Project Site:** The project site includes six parcels totaling 15.28 acres. Parcels 25 and 63, located between Kapi‘olani Road and Waikoloa Stream are relatively flat and have been in pasture use for much of the last 50 years. The western portion of parcel 25 contains an approximately 4,000 square-foot elementary school, parking and playground facilities. On the eastern edge of parcel 25 near Kapi‘olani Road there is a wooden and concrete warehouse used for storage. Parcels 26 and 28 are located on Pu‘ukī Road between the existing elementary school and the existing high school on the original Kahilu campus and parcels contain single-family residences. The two new parcels (81 and 85) are located at the corner of Lindsey Road and Kapiolani Road. Parcel 81 is vacant and Parcel 85 has a single-family dwelling that will be utilized for preschool.
13. **Surrounding Zoning/Land Uses:** Surrounding properties are zoned Agricultural (A-1a) to the north, Single-Family Residential (RS-7.5) to the west towards Lindsey Road, and Village Commercial (CV-7.5) to the south and east. The Waimea Town Center Plaza, the Kamuela Lodge and the Paniolo Country Inn are located to the south of the campus. The Keck Telescope base facility is located to the southeast. Between the campus and Kapi‘olani Road are four small lot residential properties. To the north, across Kapi‘olani Road are larger properties in agricultural and residential use as well as a church. The Waimea Parkside subdivision is located to the northwest of the campus, northeast of the Kapi‘olani Road/Lindsey Road intersection. Several small residential lots are located along Pu‘ukī Road, north and west of the campus. Parker School’s middle and high school campus is located to the west.

14. **U.S.D.A. Soil Type:** Waimea very fine sandy loam (WMC), 6 to 12% slopes. This soil is used for pasture and irrigated truck crops. Permeability is moderately rapid, runoff is slow, and the erosion hazard is slight.
15. **Land Study Bureau's Detailed Land Classification System:** Soils within the project site are unclassified for agricultural productivity.
16. **Agricultural Lands of Importance to the State of Hawai'i (ALISH):** Soils within the project site are classified as Existing Urban Development.
17. **Flood Insurance Rate Map (FIRM):** Portions of parcels 25 and 63 along Waikoloa Stream are in flood zone "AE", which is the special flood hazard area that corresponds to the one hundred-year floodplains. The remainder of the school complex is in flood zone "X".
18. **Flora/Fauna Resources:** There were no professional surveys conducted of floral or faunal resources, and the applicant believes that there are no threatened or endangered resources on site. Most of the property is covered in kikuyu grass and was in pasture use for much of the last century. There are groves of mature eucalyptus trees and Christmas berry along Waikoloa Stream. The two residential properties contain several species of common exotic landscape plantings. Animals in the area are primarily feral cats, rats, mongoose and domestic dogs and cats. Bird life is primarily exotic species of sparrows, finches, doves and other common varieties with seasonal varieties such as California plover.
19. **Archaeological/Historical Resources:** No archaeological and cultural study was conducted of subject parcels 81 and 85 as they have been previously impacted by ground-disturbing activities associated with the existing agricultural and residential development that began in 1933. According to the applicant, there are no known customary or Native Hawaiian cultural rights exercised within the subject property.
20. **Cultural or Native Gathering Rights:** There is no evidence of any traditional and customary Native Hawaiian rights being practiced on the site, nor existence of any known valued cultural or native resources in the area.
21. **Public Access:** There is no record of designated public access to the shoreline or mountain areas that traverses through the subject property.

PUBLIC UTILITIES AND SERVICES

22. **Access/Parking/Traffic:** Vehicular access to the preschool school (parcel 85) is by an existing approximately 12-foot-wide driveway from Lindsey Road. However, a parking area will be on parcel 81 (vacant, corner lot) that can accommodate up to 16 vehicles. Local traffic concerns will continue to be mitigated by staggered drop off and pickup times as conditioned.
23. **Water:** Parcels 81 and 85 are both serviced by the Department of Water Supply (DWS), both having a 5/8-inch meter and limited to an average daily usage of 400 gallons each.
24. **Wastewater:** There is no municipal sewer system in Waimea. Wastewater disposal will be via septic system(s) approved by the State Department of Health.
25. **Solid Waste:** Solid waste will be disposed of in an approved landfill by the school or commercial haulers. The applicant will comply with the Solid Waste Management Plan approved by the Department of Environmental Management in April 2019.
26. **Essential Utilities and Services:** Electricity and telephone services are available to the site. Police and fire stations are located less than two miles from the site.

AGENCY COMMENTS

27. **State Department of Health: (Planning Department Exhibit 2 – April 1, 2026, Memo).**
28. **Department of Water Supply: (Planning Department Exhibit 3 – April 15, 2026).**
29. **Waimea Community Association: (Planning Department Exhibit 4 – April 28, 2026).**
30. **Police Department: (Planning Department Exhibit 5 – April 30, 2026).**
31. **Department of Public Works – Building Division: (Planning Department Exhibit 6 – June 8, 2026).**

AGENCIES – NO RESPONSE

32. Department of Public Works – Engineering Division, Department of Environmental Management, Police Department, Fire Department, S. Kohala Traffic.

APPLICANT'S RESPONSE TO AGENCY COMMENTS

- 33. Letter from Gregory Mooers: (Planning Department Exhibit 7 – April 30, 2026, Memo).
- 34. Letter from Gregory Mooers: (Planning Department Exhibit 8 – June 6, 2026, Memo).

PUBLIC COMMENTS

- 35. Letter from Brittany Brown: (Planning Department Exhibit 9 – May 4, 2026, Memo).
- 36. Letter from Stephany Nihipali Vaioleti: (Planning Department Exhibit 10 – May 4, 2026, Memo).
- 37. Letter from Kelly Zalopany: (Planning Department Exhibit 11 – May 8, 2026, Memo).
- 38. Letter from Jennie Dougherty: (Planning Department Exhibit 12 – May 10, 2026, Memo).
- 39. Letter from Laurel Matsuda: (Planning Department Exhibit 13 – May 10, 2026, Memo).
- 40. Letter from Caroline Landry: (Planning Department Exhibit 14 – May 10, 2026, Memo).
- 41. Letter from David Kirk: (Planning Department Exhibit 15 – May 10, 2026, Memo).
- 42. Letter from Micah Kane: (Planning Department Exhibit 16 – May 11, 2026, Memo).
- 43. Letter from Sara Jane Lilley: (Planning Department Exhibit 17 – May 11, 2026, Memo).
- 44. Letter from Shelli Meneghetti: (Planning Department Exhibit 18 – May 13, 2026, Memo).
- 45. Letter from Rev. David Stout: (Planning Department Exhibit 19 – May 10, 2026, Memo).
- 46. Letter from Marie Mimi Kerley: (Planning Department Exhibit 20 – June 2, 2026, Memo).

USE PERMIT APPLICATION

COUNTY OF HAWAII
PLANNING COMMISSION
(Type or legibly print the requested information)

APPLICANT(S): Parker School, Stephen Dunn - Head of School

APPLICANT'S SIGNATURE:



DATE: February 23, 2026

ADDRESS: 65-1224 Lindsey Rd, Kamuela, HI 96743

LIST APPLICANT'S INTEREST (if not owner):

PHONE:

(Bus.) 808-885-7933 **(Res.)** 808-657-7585 **(Email)** [REDACTED]

REQUEST: Amend Use Permit No. 05-00001 to include preschool and add parcels (3) 6-5-004:081 & 085 to the permit.

TAX MAP KEY(S): 6-5-004:025,026,028,063,081 & 085 **ZONING:** RS-7.5, CV-7.5, A-1a

SIZE OF PROPERTY/AREA OF REQUESTED USE: 20.4865 ac .9644 ac

LANDOWNER(S): Parker School

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION:

(may be provided by letter with the below statement included)

AGENT: Gregory Mooers, President Mooers Enterprises

AGENT ADDRESS: PO Box 1101, Kamuela, HI 96743

PHONE: **(Bus.)** 808-880-1455 **(Res.)** 08-880-1454 **(Email)** [REDACTED]

Please indicate to whom original correspondence and copies should be sent:

ORIGINAL: Mooers Enterprises **COPIES:** Parker School - Stephen Dunn

Planning Dept.
Exhibit 1



Post Office Box 1101
Kamuela, Hawaii 96743
Phone (808) 880-1455
Fax (808) 880-1456

February 17, 2026

Jeff Darrow, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Re: Use Permit No. 05-001 (USE 05-0001)
Applicant: Parker School
Subject: Amendment to Condition No. 8 and Add Parcels (3) 6-5-004:081 & 085
Tax Map Keys: (3) 6-5-004:025, 026, 028 and 063

Dear Director Darrow:

Please accept this request, the completed application sheet and reasons for an amendment to Condition No. 8 and the addition of two parcels to the Use Permit identified above. I am also forwarding a payment via EPIC payable to the Director of Finance in the amount of \$500 as an application fee, and a list of neighbors within 300-feet of the subject parcels.

Use Permit 05-0001 was granted by the Hawaii County Planning Commission on December 7, 2005, to allow establishment of an elementary school (grades K-5) on a 2.635-acre portion of TMK: (3) 5-5-004:025. This Use Permit was amended by the Hawaii County Planning Commission on February 26, 2010 to allow the expansion of the Parker School complex to include the remainder of TMK: (3) 6-5-004:025 and TMK's 6-5-004:026, 028 and 063 (14.32-acres). On June 30, 2020, the Hawaii County Leeward Planning Commission amended this Use Permit by granting a request for a time extension to Condition No. 6 (Complete Construction). On August 19, 2021 the Commission further amended this permit to amend Condition No. 11 (Roadway Improvements), to remove the requirement to complete roadway improvements prior to the issuance of a Certificate of Occupancy for the gymnasium. The applicant is now requesting an additional amendment to this Use Permit to allow curriculum expansion to include preschool and to add two additional contiguous parcels that the school has acquired.

Condition No. 8 of the amended permit requires:

Overall enrollment of grades K-12 shall be limited to four hundred fifty (450) students, which includes limiting the elementary school (grades K-5) and relocated middle school (grades 6-8) to three hundred (300) students combined.

The applicant, Parker School, requests the Use Permit be amended to include preschool (PS). Parker School is planning to broaden its educational offerings by adding an early childhood education program. Parker School is planning to broaden its educational offerings by adding an early childhood education program. The purpose of this expansion is to further advance the school's educational mission and to better serve the needs of families in Waimea.

Mr. Jeff Darrow
February 17, 2026
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In addition to this amendment to the language of Condition No. 8, the school would like to include two additional parcels (3) 6-5-004:081 & 085, to the Use Permit, which the school has acquired since the permit was issued. These two parcels with a total acreage of 0.9644 acres are part of ten contiguous parcels totaling 20.4865-acres that the school owns and would like to include them in this Use Permit to allow maximum flexibility in delivering our educational programs for our community.

I appreciate the opportunity I had to discuss this request with you and Maija Jackson of your staff. Thank you for your prompt consideration of this request for an amendment to Condition No. 8 and the inclusion of two additional parcels to Use Permit No. 05-001. Should you or your staff have any questions or require additional information please contact me. I am a member of the school's Board of Directors and their agent in this matter

Sincerely,

Gregory R. Mooers
President

Enclosures

APPLICANT: Parker School

TMKs: (3) 6-5-004:025, 026, 028, 063, 081 & 085

**65-1234 Lindsey Road
Kamuela, Hi. 96743**

REQUEST: Amend Use Permit No. 05-0001, to include Pre-School and add parcels (3) 6-5-004:081 & 085

3A. Description of the Proposed Use

Use Permit 05-0001 was granted by the Hawaii County Planning Commission on December 7, 2005, to allow establishment of an elementary school (grades K-5) on a 2.635-acre portion of TMK: (3) 5-5-004:025. This Use Permit was amended by the Hawaii County Planning Commission on February 26, 2010 to allow the expansion of the Parker School complex to include the remainder of TMK: (3) 6-5-004:025 and TMK's 6-5-004:026, 028 and 063 (14.32-acres). On June 30, 2020, the Hawaii County Leeward Planning Commission amended this Use Permit by granting a request for a time extension to Condition No. 6 (Complete Construction). On August 19, 2021 the Commission further amended this permit to amend Condition No. 11 (Roadway Improvements), to remove the requirement to complete roadway improvements prior to the issuance of a Certificate of Occupancy for the gymnasium. The applicant is now requesting an additional amendment to this Use Permit to allow curriculum expansion to include preschool and to add two additional contiguous parcels that the school has acquired.

Condition No. 8 of the amended permit requires:

Overall enrollment of grades K-12 shall be limited to four hundred fifty (450) students, which includes limiting the elementary school (grades K-5) and relocated middle school (grades 6-8) to three hundred (300) students combined.

The applicant, Parker School, requests the Use Permit be amended to include preschool (PS). Parker School is planning to broaden its educational offerings by adding an early childhood education program. The purpose of this expansion is to further advance the school's educational mission and to better serve the needs of families in Waimea. The total number of students allowed in Condition No. 8 will remain unchanged. The proposed new Condition No. 8 would now read:

Overall enrollment of grades PS-12 shall be limited to four hundred fifty (450) students, which includes limiting the elementary school (grades K-5) and relocated middle school (grades 6-8) to three hundred (300) students combined.

In addition to this amendment to the language of Condition No. 8, the school requests adding two additional parcels (3) 6-5-004:081 & 085, which the school has acquired since the permit was issued, to the Use Permit. These two parcels, with a total acreage of 0.9644-acres, are part of ten contiguous parcels totaling 20.4865-acres that comprises the school campus. The school requests to include them in this Use Permit to allow maximum flexibility in delivering our educational programs for our community by utilizing all of the property owned by the school.

PARKER SCHOOL PROPERTIES

TAX MAP KEY	ACREAGE	SLU	ZONING	LUPAG	USE PERMIT
(3)-6-5-004:025	12.1660	Urban	A-1a	mdu	05-0001
(3)-6-5-004:026	0.1979	Urban	RS-7.5	mdu	05-0001
(3)-6-5-004:027	2.0980	Urban	RS-7.5/CV-7.5	mdu	
(3)-6-5-004:028	0.4876	Urban	RS-7.5	mdu	05-0001
(3)-6-5-004:063	1.468	Urban	A-1a	mdu	05-0001
(3)-6-5-004:081	0.1742	Urban	RS-7.5	mdu	
(3)-6-5-004:085	0.7902	Urban	RS-7.5	mdu	
(3)-6-5-005:018	1.2050	Urban	CV-7.5	mdu	
(3)-6-5-005:019	1.0490	Urban	CV-7.5	mdu	
(3)-6-5-005:025	0.8506	Urban	CV-7.5	mdu	
TOTAL	20.4865 ACRES				

Presently, these ten parcels function as the campus for a K-12 independent school. Parker School has been in continuous operation as an independent K-12 institution since 1975. The school is recognized for its longstanding commitment to education in the Waimea community.

Parker School is planning to broaden its educational offerings by adding an early childhood education program, preschool. The purpose of this expansion is to further advance the school's educational mission and to better serve the needs of families in Waimea.

There is a well-acknowledged need for early childhood education in the Waimea community. Currently, a shortage of licensed preschool spaces has resulted in long waitlists and limited access to early education. Consequently, some families are unable to secure preschool placements for their children, which may prevent certain family members from returning to the workforce.

Introducing an early childhood education program (PS) at Parker School is expected to help address these challenges by offering a safe and developmentally appropriate learning environment. This expansion will provide important benefits for the wider community, including Parker School faculty and their families, by enhancing access to essential early education services.

The school is proposing to initially house this new program on TMK: (3) 6-5-004:085, a 0.7902-acre (34,423sf) parcel located at 65-1234 Lindsey Road, Kamuela, HI 96743. The parcel was originally developed as a single-family dwelling in 1933 and is currently utilized as the residence of the Parker Head of School. By including this parcel in the Use Permit, the school would have the ability to relocate the proposed preschool in the future to other locations on the campus should it be warranted.

The proposed preschool will operate during daytime hours, from 7:15 AM to 5:00 PM, Monday through Friday. The school intends to accommodate up to thirty (30) children with five (5) staff members, in compliance with the State Department of Human Services licensing regulations and State Department of Health wastewater standards.

The preschool program is inspired by the Reggio Emilia approach and provides an inquiry-driven, child-centered environment that is play-based, nature-integrated, and focused on exploration and curiosity. Teachers observe children's interests and adapt materials, activities, and the classroom environment to support hands-on learning and emerging ideas.

Play and interactions with the natural world are the foundation of the program and support the development of the whole child, promoting social-emotional growth, physical development as well as early skills in literacy, math, and science. Children take an active role in their learning and build confidence and resilience as they experiment, solve problems, and learn to overcome challenges.

The aim is to provide a safe, high-quality preschool environment that encourages a love of learning and introduces children to meaningful early experiences with the world around them.

The school will maintain strict safety and supervision standards by utilizing the existing residential single-family dwelling, which meets the requirements of the Department of Human Services. There are no plans to add a cafeteria or provide showers for students. Only minor renovations are necessary, including the installation of an ADA-compliant ramp to ensure safe and inclusive access for all children and families. No structural additions to the dwelling are proposed.

B. Property Description

The 0.7902-acre (34,423sf) parcel, identified as TMK: (3) 6-5-004:085, is located at 65-1234 Lindsey Road, Kamuela, HI 96743. It was developed as a single-family dwelling in 1933 and is currently utilized as the residence of the Parker Head of School.

The 0.1742-acre (7,586sf) parcel, identified as TMK: (3) 6-5-004:081, is located at 62-1240 Lindsey Road, Kamuela, HI 96743. This property is currently vacant as a dilapidated single-family dwelling was removed last year. The contiguous parcels are flat with all grades below 5%.

C. State/County Plans affecting the subject request:

Parcels (3) 6-5-004:085 & 081 are located within the State Urban Land Use District and are zoned Single-Family Residential 7,500sf (RS-7.5) by the County. They are classified as Medium Density Urban (mdu) on the County General Plan LUPAG Map and are not located within the Special Management Area (SMA).

D. Surrounding Zoning and Land Uses:

The subject parcels are two of ten contiguous parcels owned by Parker School that are all in the State Urban District and zoned Residential Single Family 7,500sf (RS-7.5), Village Commercial 7,500sf (CV-7.5) and Agricultural 1-acre (A-1a) and are used for school purposes. Other neighboring properties to the north and east of the subject property are residential in zoning and use. To the west is the County owned Park and playground. To the south is a large commercial area anchored by the KTA market and other commercial activities.

E. Flood Insurance Rate Map (FIRM) designation:

The properties are designated as zone "X" on the FIRM map, an area above the 500-year flood level.

F. Archaeological Resources:

The subject properties have been fully developed for residential purposes since 1933 with single-family dwellings and associated ornamental landscaping. No known archaeological resources have been detected or anticipated. The applicant has written to the State Historic Preservation Division (SHPD) requesting a "no-effect" letter as required.

G. Valued Cultural Resources:

There are no known traditional or customary Native Hawaiian rights exercised on the properties. These parcels have been in residential use continuously since 1933. They do not provide access to any cultural or historical sites or any waterway or the ocean.

H. Floral and Faunal Resources:

The properties have been fully landscaped with large lawns and ornamental plants supporting the residential uses for nearly a century. No threatened or endangered species have been detected on the sites. The sites are not known to be a habitat for any such species.

I. Description of Accesses:

The vehicular access to parcel 085 for the preschool is from the existing approved driveway from Lindsay Road. Pedestrian access is from Lindsey Road to the west and from adjoining Parker School owned properties north, east and south of the subject parcels as part of the school's interior pedestrian circulation pattern.

J. Traffic Impacts:

To ensure the safety of the children and to minimize impacts to the public of the preschool, all drop-off and pick up activities will occur on-site, within the property boundaries utilizing a park and escort model. Parker School, as a condition of the Use Permit, has established a staggered schedule for arrivals and departures to minimize congestion in the immediate area. There is faculty/staff supervision of this daily to ensure compliance by students and their parents. It is anticipated that most of the enrollment at our preschool will come from existing families and the faculty and staff of Parker School; we do not anticipate a significant increase in vehicular traffic.

K. Availability of Utilities:

Parcel 085 has been serviced by the Department of Water Supply and Hawaiian Electric for decades and the capacity of these utilities is adequate for the proposed use. Wastewater will continue to be addressed through the existing on-site Individual Wastewater System approved by the Department of Health.

4. A. The granting of the proposed use shall be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code and the County General Plan:

The proposed use is consistent with the intent and purpose of the State's Urban designation as an essential service for the Urban district.

The intent and purpose of the County's Zoning Code is to promote health, safety, morals, or the general welfare of the community through regulations and restrictions related to the location and use of buildings, off-street parking, the percentage of lots that may be occupied, the density of population and land for trade, industry, residence or other purposes. The purpose of the Use Permit, as defined in the Zoning Code, is to allow certain permitted uses in zoning districts which require special attention to ensure that the uses will neither unduly burden public agencies to provide public services or cause substantial adverse impacts upon the surrounding community. A Use Permit is required to establish school uses on the subject property in the RS-7.5 zone and is identified as a permitted use with a Use Permit under Section 25-5-3 of the Zoning Code.

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the property as Medium Density Urban, which includes village and neighborhood commercial, single-family and multiple-family residential (up to 35 units per acre) and related functions.

The island's urban centers provide physical, social, governmental and economic concentrations so that the total activities of the community can be more readily and easily conducted. The subject property is located just north of the Waimea town center within walking distance of nearby residential and commercial uses. Expansion of the school complex for use as an Early Childhood Education Center (preschool) by Parker School will directly support the educational needs of Waimea and nearby communities.

The South Kohala Community Development Plan (SKCDP), adopted by Ordinance No. 08 159 on December 1, 2008, is intended to be the forum for transitioning South Kohala's community input into policies and action plans that shape the future land use of the district and translate broad general plan statements into specific actions. The proposed use is consistent with the policies, strategies and actions of the SKCDP.

The early childhood program has been carefully designed to align with both state and county regulations, ensuring full compliance with all applicable codes and standards. By providing a nurturing environment that prioritizes child safety and educational quality, Parker School demonstrates its commitment to meeting community needs while respecting existing land use policies and residential zoning requirements.

4.B. The granting of the proposed use shall not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties.

Granting the proposed use supports public welfare by directly addressing the critical shortage of licensed preschool seats in Waimea. The proposed use is consistent with the school use of surrounding properties and will not be materially detrimental to the community's character, as the exterior of the structure will remain residential in appearance. The preschool will operate indoors, and within a supervised outdoor play area within the boundaries of the property surrounded by the existing mature hedges. No exterior changes to the residential structure will occur other than the addition of a ADA ramp and will remain residential in character. This amended Use Permit will allow the school to provide a valuable early childhood service while maintaining the neighborhood's residential scale and character.

4. C. The proposed use will not unreasonably burden public agencies to provide roads and streets, sewers, water drainage, school improvements, police and fire protection and other related infrastructure.

The current roadways are adequate to address the minimal increase in traffic as most of the students in this preschool are anticipated to be siblings of current students or children of faculty and staff. The staggered schedules of the lower, middle and upper schools help mitigate traffic concerns and this schedule is closely monitored by faculty/staff of the school. Water consumption is expected to decrease as the current residential use with the associated water consumption will be replaced by school usage without cooking or bathing activities. Wastewater will continue to be handled by the existing on-site Individual Wastewater System approved by the Department of Health.

6. List of names, address, and tax map key of all owners of property within boundaries established in the zoning code:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

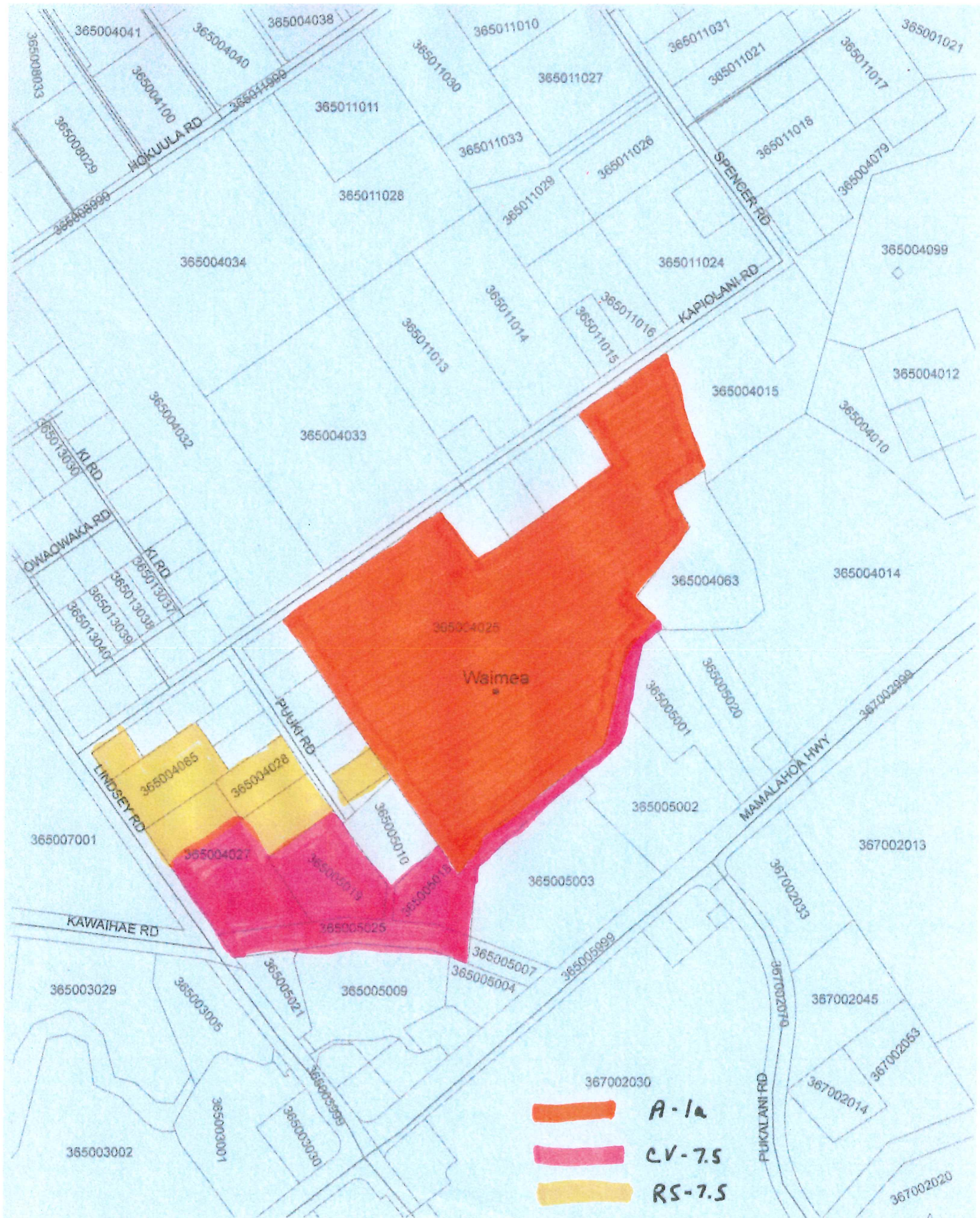
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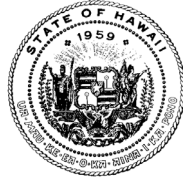
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STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: April 1, 2026

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Use Permit Amendment Application (PL-USE-2026-000043)
Use Permit No. 05-000001
Applicant: Parker School
Request: Amendment to Use Permit No. 05-000001 to Include Preschool
and Add Parcels 6-5-004:081 & 085 to the Permit
Location: Kamuela, South Kohala, Hawai'i
TMK: 6-5-004:025, 026, 028, 063, 081, & 085

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

Planning Dept.
Exhibit <u>2</u>

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

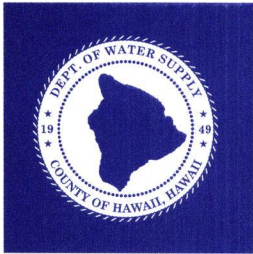
For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

April 15, 2026

TO: Mr. Jeffrey Darrow, Director
Planning Department

COH PLANNING DEPT
APR 17 2026 PM3:40

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: Use Permit Amendment Application (PL-USE-2026-000043) REC'D HAND DELIVERED
Applicant: Parker School
Request: To Amend Use Permit No. 05-000001 to include and Add Parcels
6-5-004:081 and 085 to the Permit
Tax Map Key 6-5-004:081 and 085

We have reviewed the subject application and have the following comments and conditions.

Please be informed Parcel 81 (Account No. 800-01480, Meter No. 1821083806) and Parcel 85 (Account No. 800-01500, Meter No. 1853012942) are each served by existing 5/8-inch meters, which are each limited to an average daily usage of 400 gallons and suitable for only one (1) single-family dwelling.

Based on the Department's water availability conditions, water can be made available for Parcel 81 from an existing 6-inch waterline within Kapi'olani Road or an existing 8-inch main within Lindsey Road. Further, water can be made available for Parcel 85 from the existing 8-inch main within Lindsey Road.

The Department has no objections to the proposed request subject to the applicant understanding and accepting the following conditions:

1. The Department requests that the applicant submit estimated maximum daily water usage calculations for review and approval. The water usage calculations shall be prepared by a professional engineer licensed in the State of Hawai'i and should include the estimated peak flow in gallons per minute (GPM) and the total estimated maximum daily water usage in gallons per day, including all irrigation/landscaping use.

Upon receipt of the water usage calculations above, the Department will make a determination as to the water commitment deposit amount, prevailing facilities charge (subject to change) to be paid, and any necessary water system improvements required for water service, if necessary.

2. The proposed use will require the installation of a reduced pressure type backflow prevention assembly within five (5) feet of each existing meter on private property. If a larger or additional

Planning Dept.
Exhibit 3

... Water, Our Most Precious Resource ... Ka Wai A Kāne ...

The Department of Water Supply is an Equal Opportunity provider and employer.

Mr. Jeffrey Darrow, Director
Page 2
April 15, 2026

meter is required, a backflow prevention assembly will also be required for that meter. The installation of the backflow prevention assembly(s) must be inspected and approved by the Department before commencement/continuation of water service.

3. The Department's Water System Standards require that a minimum flow of 2,000 GPM be available at the site for fire protection use. Please be informed that the existing 6-inch waterline within Kapi'olani Road and the 8-inch waterline within Lindsey Road is inadequate to provide the required fire flow. The applicant should contact the Fire Department to determine any other fire protection requirements or alternatives.

Subject to other agencies' requirements to construct improvements within the road right-of-way fronting the property affected by the proposed development, the applicant shall be responsible for the relocation and adjustment of the Department's affected water system facilities, should they be necessary.

Should there be any questions, please contact Mr. Michael Mori of our Water Resources and Planning Branch at (808) 961-8070, extension 257.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Keith K. Okamoto".

Keith K. Okamoto, P.E.
Manager-Chief Engineer

MM:dfg

copy – Mooers Enterprises, LLC
Mr. Stephen Dunn, Parker School



Waimea Planning and Design Review Committee

April 28, 2026

Hawaii County Planning Department

Regarding Use Permit Amendment Application (PL-USE-2026-000043)

Use Permit No. 05-000001 - Applicant Parker School

Request: Amendment to Use Permit No. 05-000001 to include preschool and add parcels 6-5-004-081 & 085 to the permit - Tax Map Keys: 3-6-5-004-025,026, 028, 063, 081, & 085

Aloha kakou,

Mahalo for the opportunity to provide comments on this amendment to Parker School's Use Permit.

Waimea Planning and Design Review Committee has no objection to Parker School's request to amend their use permit by adding two parcels to the permit in order to expand their campus and add a preschool.

The only concerns center around traffic and parking. A committee member asked if the applicant has studied how the added students at the preschool would affect traffic, and have they made a plan for drop off and pick up? Waimea town in the morning and afternoon school rush hour is challenging, and Parker School's location is further complicated by the Kawaihae Rd and Lindsey Rd intersections, not to mention being so close to the main intersection in town. All of these various ingress and egress locations complicate the flow of traffic. Will there be additional parking added, and will drop off and pick up be staggered in order to attempt to relieve the ever-challenging multiple school congestion that takes place every day?

Our Committee looks forward to having an opportunity to weigh in on the preschool as it relates to the ordinance by which we make our determinations/comments.

Mahalo,

Nancy Carr Smith

Waimea Planning and Design Review Committee

Nancy Carr Smith

Patti Cook

Shirley DeRego

David Greenwell

Carl Lam

Jon Roberts

Christopher Wong

Waimea Community Association
PO Box 2622 Kamuela, HI 96743

waimeacommunityassociation@gmail.com www.waimeatown.org 808-896-2239

Planning Dept.
Exhibit **4**

C. Kimo Alameda, Ph.D.
Mayor



Reed K. Mahuna
Police Chief

William V. Brilhante Jr.
Managing Director

Sherry D. Bird
Deputy Police Chief

County of Hawai`i

POLICE DEPARTMENT

349 Kapi`olani Street • Hilo, Hawai`i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

REC'D HAND DELIVERED

April 30, 2026

**COH PLANNING DEPT
MAY 4 2026 AM 11:07**

TO : JEFFREY W. DARROW, PLANNING DIRECTOR
FROM : REED K. MAHUNA, POLICE CHIEF
SUBJECT : USE PERMIT AMENDMENT APPLICATION (PL-USE-2026-000043)
USE PERMIT NO. 05-000001
APPLICANT: PARKER SCHOOL
REQUEST: AMENDMENT TO USE PERMIT NO. 05-000001 TO INCLUDE
PRESCHOOL AND ADD PARCELS 6-5-004:081 & 085 TO THE
PERMIT
LOCATION: KAMUELA, SOUTH KOHALA, HAWAII
TAX MAP KEY(S): (3) 6-5-004:025, 026, 028, 063, 081, & 085

We appreciate the opportunity to review and provide commentary regarding the Change of Zone Application (PL-USE-2026-000043).

The Hawai'i Police Department has reviewed the proposal and has concerns about the traffic impact to Lindsey Road during the morning and afternoon hours for student drop-off and pick-up. On the west side of Lindsey Road, directly across these parcels, is the Waimea Park and the Anuenue Playground. Parker School should not factor in the parking areas of the park as part of their traffic plan for student drop-off and pick-up, nor for staff parking. Per the proposal, all of this activity will be done on school property and we would like to hold Parker School to their statement.

Should you have any questions or concerns, please contact Captain Roylen Valera, Commander of our South Kohala District, at phone number (808) 887-3080 or via email at Roylen.Valera@hawaiiipolice.gov.

RV
26HQ0257

Planning Dept.
Exhibit 5



BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720
Hilo Office (808) 961-8331 • Fax (808) 961-8410 Kona Office (808) 323-4720 • Fax (808) 327-3509

June 8, 2026

TO:

Jeffrey W. Darrow - County of Hawaii – Planning Dept.
County Of Hawaii Planning Department
101 Pauahi St. Ste. #3
Hilo, HI. 96720

SUBJECT:

Use Permit Amendment Application (PL-USE-2026-000043)
Use Permit No. 05-000001
Applicant: Parker School
Owner: Applicant is the owner
Request: Amendment to Use Permit No. 05-000001 to include Preschool and
Add Parcels 6-5-004:081 & 085
Tax Map Keys(s) (3) 6-5-004:025, 026, 028, 063, 081, & 085

This is to inform you that our records on file, relative to the status of the subject discloses that:

- ☐ No Building permit was issued for work done on the premises.
☒ No building permit was issued for the change of occupancy for dwelling.

TMK: 6-5-004:085

- ☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.
☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
☐ The following violations(s) still outstanding:
☐ Building ☐ Electrical ☐ Plumbing ☐ Sign

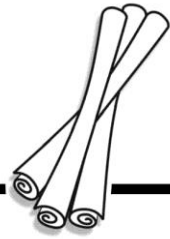
- ☒ Others:

A change of Occupancy Permit will be required for the existing single-family dwelling located on parcel (3) 6-5-004:085 if structure will be used other than an R-3 occupancy. The applicant shall direct inquiries pertaining to this matter to Cohbuild@hawaiicounty.gov

Planning Dept.
Exhibit 6

This status report reflects Building Division records only and does not include information from other agencies.

Should you have any questions regarding matters contained herein, please feel free to contact Nathan Osorio at phone no. (808) 961-8466.



Mooers
Enterprises, LLC
Land Use Alternatives

Post Office Box 1101
Kamuela, Hawaii 96743
Phone (808) 880-1455
Fax (808) 880-1456

April 30, 2026

Jeff Darrow, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Re: Use Permit Amendment Application: (PL-USE-2026-000043)
Use Permit No. 05-001 (USE 05-0001)
Applicant: Parker School
Subject: Amendment to Condition No. 8 and Add Parcels (3) 6-5-004:081 & 085
Tax Map Keys: (3) 6-5-004:025, 026, 028 and 063

Dear Director Darrow:

Your staff has forwarded comments on the application identified above. I offer the following responses.

Department of Water Supply:

The applicant will comply with all regulations related to water supply. We acknowledge that water service is currently assigned to each of the two parcels being added to the Use Permit. Parcel 6-5-004:081 is a vacant lot intended for parking and will not require any additional water service. Parcel 6-5-004:085 is proposed for use as a pre-school, and we will adhere to the requirement for water consumption calculations prepared by a licensed engineer. Water consumption is anticipated to be less than the current use as a single-family home, since the pre-school will not conduct cooking or showering activities.

When Parker School constructed the SMART Center, we were required to construct an 8-inch main within Kapiolani Road. The Department of Water Supply approved both the construction plans and the improvements made within Kapiolani Road. A flow test on the fire hydrants installed for the project was approved by the Department as providing adequate fire flow for the SMART Center.

Department of Health:

The applicant will comply with all stated and unstated standards and regulations of the State Department of Health and all of their branches.

Waimea Community Association, Planning and Design Review Committee:

We appreciate that the Committee has no objection to our request to amend the existing Use Permit. We also share concerns regarding traffic and parking issues in the Waimea community and have implemented comprehensive mitigation measures, which will continue. The school operates with staggered start and dismissal times: the pre-school will begin at 7:15 AM, the lower school at 7:30 AM,

Planning Dept.
Exhibit 7

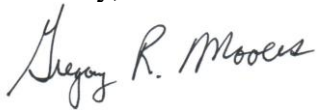
and the upper school at 8:30 AM. Dismissal times are 2:30 PM for the lower school, 3:00 PM for the upper school, and 4:45 PM is proposed for the pre-school.

Drop-off, pick-up, and parking for the proposed pre-school on parcel :085 will be located on the adjacent parcel :081, which accommodates sixteen vehicles.

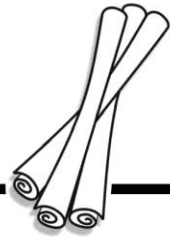
Parker School plans to enroll sixteen students in the pre-school. Eight of these students are children of faculty and staff, and three more are siblings of current students. These eleven students will not increase the current vehicle count. The remaining five students may result in up to four new vehicle trips, since two are siblings. The school encourages ridesharing to further reduce traffic impacts. We believe our mitigation measures adequately address the Committee's concerns.

Should you or your staff have any questions or require additional information please contact me. I am a member of the school's Board of Directors and their agent in this matter

Sincerely,

A handwritten signature in cursive script that reads "Gregory R. Mooers". The signature is written in dark ink and is positioned above the printed name.

Gregory R. Mooers
President



M^{OOERS}
E^{NTERPRISES, LLC}
Land Use Alternatives

Post Office Box 1101
Kamuela, Hawaii 96743
Phone (808) 880-1455
Fax (808) 880-1456

June 6, 2026

Jeff Darrow, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Re: Use Permit Amendment Application: (PL-USE-2026-000043)
Use Permit No. 05-001 (USE 05-0001)
Applicant: Parker School
Subject: Amendment to Condition No. 8 and Add Parcels (3) 6-5-004:081 & 085
Tax Map Keys: (3) 6-5-004:025, 026, 028 and 063

Dear Director Darrow:

Your staff has forwarded comments on the application identified above. I offer the following response.

Department of Public Works:

The applicant understands a Building Permit will be required for the conversion of the existing single-family dwelling to use as the Preschool. Should the Commission grant the proposed use, Parker School will apply for the Building Permit at that time.

Should you or your staff have any questions or require additional information please contact me. I am a member of the school's Board of Directors and their agent in this matter

Sincerely,

Gregory R. Mooers
President

From: [Brittany Brown](#)
To: [Planning LPC Testimony](#)
Cc: [Preschool](#)
Subject: Parker School Preschool
Date: Monday, May 4, 2026 11:17:36 AM

Brittany Brown
68-1778 Pohakala Place
Waikoloa, HI 96738
May 4, 2026

Leeward Planning Commission
County of Hawai'i
LPCtestimony@hawaiiicounty.gov
CC: preschool@parkerschoolhawaii.org

Re: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: (PL-USE-2026-000043)
Use Permit No. 05-001 (USE 05-0001)
Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing to express my strong support for Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea.

As a resident of Waikoloa, a mother of three, and a teacher rejoining Parker School in August 2026, I have a deep personal and professional interest in this expansion. My middle child will join the preschool this August, followed by my youngest next year. Like many families in our region, we have struggled to find reliable, high-quality childcare - in fact, I previously stepped away from my teaching career for two years due to the lack of consistent care.

This expansion is life-changing for families like mine. It allows me to return to the classroom while ensuring my children receive excellent care. I have full confidence in Parker School's thoughtful growth plan and appreciate their commitment to preserving the character of the historic Hale Akina home.

I respectfully urge the Commission to approve this use permit amendment. Investing in early childhood education is an essential investment in the long-term wellbeing of our families and our community.

Mahalo for your time and consideration.

Sincerely,

Brittany Brown
Parker School Parent and Returning Teacher
808.769.8065



QUEEN'S NORTH HAWAI'I COMMUNITY HOSPITAL

67-1125 Mamalahoa Hwy. • Kamuela, HI 96743 • Ph: 808-885-4444 • Fax: 808-881-4404 • www.queens.org/northhawaii

Stephany Vaioleti
President, Queen's North Hawai'i Community Hospital
67-1125 Mamalahoa Hwy
Kamuela, HI 96743

May 4, 2026

Leeward Planning Commission
County of Hawai'i

RE: Support for Parker School Preschool Use Permit Amendment
Use Permit Amendment Application: PL-USE-2026-000043
Use Permit No. 05-001 (USE 05-0001)

Dear Members of the Leeward Planning Commission,

I am writing to express my strong support for Parker School's request to amend its existing use permit to include two adjacent parcels as part of its campus for the new preschool program in Waimea.

Waimea and the surrounding region are facing a well-documented and increasingly urgent shortage of early childhood care and education. Many families experience long waiting lists or are forced to commute significant distances to secure preschool for their children. At the same time, several long-serving preschool providers are approaching retirement age, which may further reduce access for local families. Quality early childhood education is essential not only to children's development, but also to the economic stability of families and the broader community.

Parker School's preschool represents a thoughtful and responsible response to this need. The program is opening intentionally small, serving just 16 students, and is designed to grow carefully in step with community demand. The preschool will be fully licensed and accredited, meeting the highest standards for early childhood education in Hawai'i.

I also support Parker School's plan to consolidate its campus by incorporating the two adjacent parcels, one of which includes Hale Akina, a historic Waimea home. Parker School has demonstrated a clear commitment to being a responsible steward of this important property. Architectural modifications will be minimal and necessary only to ensure a safe learning environment, allowing Hale Akina to retain its historic character while being adaptively reused in a way that benefits the community. Including these parcels in the campus use permit is a sensible, low-impact step that improves safety, organization, and long-term planning. Parker School has deep roots in Waimea and a strong record of being a respected and trusted community member. I am confident that this preschool program and campus consolidation will positively serve local families and strengthen our community for generations to come.

I respectfully urge the Leeward Planning Commission to approve Parker School's use permit amendment. Thank you for your time and careful consideration.

Mahalo nui loa,

Stephany Vaioleti
President
Queen's North Hawai'i Community Hospital

From: [Kelly Zalopany](#)
To: [Planning LPC Testimony](#)
Cc: [REDACTED]
Subject: Testimony in Support of Parker School Permit Amendment
Date: Friday, May 8, 2026 11:28:11 AM

Kelly Zalopany

68-3756 Lolena place

Waikoloa, HI 96738

May 8th, 2026

Aloha Leeward Planning Commission,

My name is Kelly Zalopany, and I am writing in strong support of Parker School's request to amend its existing campus use permit to include the two adjacent parcels recently acquired.

Parker School is a truly special place for our Waimea community and our keiki. I was fortunate to attend Parker for one year as a student, and it was one of the best educational experiences I have ever had. Now, as a mother of two, I feel incredibly grateful that my daughter is currently thriving in 4th grade at Parker, surrounded by genuine care, support, and a strong sense of community. My son will also begin preschool at Parker this August, which means so much to our ohana.

Access to high quality childcare and preschool programs is an essential need for working families in our community. After the birth of my son, finding trusted childcare was extremely difficult and required me to extend my maternity leave. Expanding access to a fully accredited, licensed preschool in Waimea would greatly benefit local families who are searching for safe, nurturing, and reliable early education options.

Parker School has always honored and valued the Waimea community, and I believe this amendment will allow the school to continue serving families in meaningful and much-needed ways for years to come.

Mahalo for your time and consideration.

Kelly Zalopany

Parent of Parker School Students and Parker School K-12 Learning Specialist

kellyzalopanyy@yahoo.com



Kelly Zalopany
K-12 Learning Specialist

w. 808-885-7933



From: [Jennie Dougherty](#)
To: [Planning LPC Testimony](#)
Cc: [Preschool](#)
Subject: Support for Parker School Preschool — Use Permit Amendment (PL-USE-2026-000043)
Date: Sunday, May 10, 2026 8:47:21 PM

Jennie Dougherty
65-1170 Spencer Road
Kamuela, HI
May 11, 2026

Leeward Planning Commission
County of Hawai'i
CC: Parker School

Re: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: PL-USE-2026-000043
Use Permit No. 05-001 (USE 05-0001)
Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i. I write both as a board member of Parker School and as a parent of a young child on the Big Island who has lived the reality of finding early childhood care in this community.

Our daughter is currently enrolled at Small World Preschool, and we are so grateful for that program. But I still remember the weeks of anxiety waiting to find out whether she would be accepted, and how we had reached out nearly a year in advance just to have a chance. That experience is not unusual here. For families across the Waimea region, securing a preschool seat requires significant lead time that many working parents simply cannot plan around. The shortage is real, it is stressful, and it has consequences for children and families alike.

Parker School is responding to this need carefully and with genuine respect for the community it serves. Starting with just 16 students reflects a commitment to grow in step with what the community can absorb rather than rushing toward scale. As someone who works in education and thinks seriously about how institutions build trust over time, I find that approach both reassuring and exactly right.

The proposed use of Hale Akina is also worth the Commission's attention. Bringing a beloved historic property back into active community use, with minimal modifications and a clear commitment to preserving its character, is a responsible and community-honoring decision. This is not expansion for its own sake. It is a measured response to a documented need.

I respectfully urge the Commission to approve this use permit amendment. Access to quality early childhood education is foundational to children's development, to parents' ability to work, and to the long-term health of our community.

Mahalo for your consideration.

Planning Dept. Exhibit <u>12</u>

Sincerely,

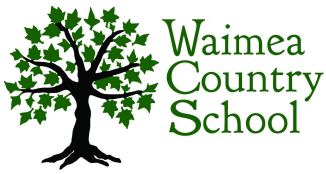
Jennie Dougherty
Board Member, Parker School | Honoka'a, HI
617-894-0084 | Jennie.de.dougherty@gmail.com

--

Jennie Dougherty

m: 617-894-0084

e: Jennie.de.dougherty@gmail.com



Laurel Matsuda, Head of School

lmatsuda@waimeacountryschool.org

May 10, 2026

Leeward Planning Commission, County of Hawai'i

Re: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: (PL-USE-2026-000043),
Use Permit No. 05-001 (USE 05-0001),
Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

As the Head of School at Waimea Country School, I value the role Parker School plays in our community. We share a symbiotic relationship in the independent school space; as an elementary-only program, our graduates often transition to Parker's middle and high school programs to continue their education.

Waimea and the surrounding region are facing a serious shortage of early childhood care and education. From my perspective as an educator and administrator, I know that a child's success in elementary school and beyond is deeply rooted in the quality of their early childhood foundation.

The community needs programs like Parker School's preschool. The school is approaching this expansion thoughtfully and responsibly, starting with 16 students and planning to grow with community demand. The proposed campus consolidation includes the preservation-minded use of Hale Akina, a historic Waimea home that will serve as the preschool space with only minimal modifications to honor its historic character.

An expanded preschool at Parker provides a crucial starting point for young learners in Waimea and essential childcare for working families. We view this as a benefit for the entire educational landscape; these students will eventually become the future cohorts of both Parker's own elementary program and our own at Waimea Country School, ensuring a robust and well-prepared student body for the years to come.

I respectfully urge the Commission to approve this use permit amendment. Investing in the infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community.

Mahalo for your consideration.

Sincerely,

Laurel Matsuda
Head of School

Planning Dept. Exhibit <u>13</u>

From: [caroline.landry](#)
To: [Planning LPC Testimony](#)
Cc: [REDACTED]
Subject: Parker School Preschool — IN SUPPORT of Use Permit Amendment
Date: Sunday, May 10, 2026 5:06:44 PM

Caroline Landry

65-1280 Hoku Road, Kamuela, HI 96743

5/10/2026

To:

Leeward Planning Commission

County of Hawai'i

CC: Parker School

Re: Parker School Preschool — Use Permit Amendment

Use Permit Amendment Application: (PL-USE-2026-000043),

Use Permit No. 05-001 (USE 05-0001),

Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

Waimea and the surrounding region are facing a serious shortage of early childhood care and education. Families like mine have experienced firsthand how difficult it is to find quality preschool programs close to home; even though our kids are past that stage, we hear of forever waitlists and parents having to leave the workforce for lack of childcare options. My friend had to drop off one child at Parker School and then drive through traffic to drop off the sibling at KS preschool on the other side of town. Having siblings at the same school would prevent unnecessary driving and help a bit with traffic.

I believe the community urgently needs programs like Parker School's preschool. The school is approaching this expansion in a thoughtful and responsible way — opening with only 16 students and planning to grow in step with community demand. The proposed campus consolidation includes the preservation-minded use of Hale Akina, a historic Waimea home that will serve as the preschool space with only minimal modifications to

honor its historic character. The program will be fully accredited and licensed, meeting the highest professional standards for early childhood education in Hawai'i.

I am a longtime resident of Waimea Parkside, the neighboring community to Parker School. I am also a Parker parent. Both of my children have spent most of their school careers at Parker School – 1st – 12th grade, and K-10th grade, so far. This experience has been wonderfully formative for them, and I believe that Parker School can provide that experience for many more students.

I respectfully urge the Commission to approve this use permit amendment. Investing in the infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community.

Mahalo for your consideration.

Sincerely,

Caroline Landry

Waimea Parkside resident (neighbor)

Parker School Parent P'24 P'28

Community volunteer (serving on boards of Kohala Coast Community Fund, Prince Dance Company, Vibrant Hawaii and ALS Network)

From: [David Kirk](#)
To: [Planning LPC Testimony](#)
Cc: [REDACTED]
Subject: Parker School Preschool — Use Permit Amendment
Date: Sunday, May 10, 2026 4:56:11 AM

David B. Kirk

65-1280 Hoku Road, Kamuela, HI 96743

5/10/2026

To:

Leeward Planning Commission

County of Hawai'i

CC: Parker School

Re: Parker School Preschool — Use Permit Amendment

Use Permit Amendment Application: (PL-USE-2026-000043),

Use Permit No. 05-001 (USE 05-0001),

Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

Waimea and the surrounding region are facing a serious shortage of early childhood care and education. Families like mine have experienced firsthand how difficult it is to find quality preschool programs close to home. [Insert your personal experience here — waiting lists, commuting, difficulty finding care, etc.]

I believe the community urgently needs programs like Parker School's preschool. The school is approaching this expansion in a thoughtful and responsible way — opening with only 16 students and planning to grow in step with community demand. The proposed campus consolidation includes the preservation-minded use of Hale Akina, a historic Waimea home that will serve as the preschool space with only minimal modifications to honor its historic character. The program will be fully accredited and licensed, meeting the highest professional standards for early childhood education in Hawai'i.

Planning Dept. Exhibit <u>15</u>

I am a longtime resident of Waimea Parkside, the neighboring community to Parker School. I am also a Parker parent. Both of my children have spent most of their school careers at Parker School – 1st – 12th grade, and K-10th grade, so far. This experience has been wonderfully formative for them, and I believe that Parker School can provide that experience for many more students.

I respectfully urge the Commission to approve this use permit amendment. Investing in the infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community.

Mahalo for your consideration.

Sincerely,

David B. Kirk

Waimea Parkside resident (neighbor)

Parker School Parent P'24 P'28

Vice President, Parker School Board of Trustees



May 11, 2026

Leeward Planning Commission, County of Hawai'i

Re: Parker School Preschool — Use Permit Amendment

Use Permit Amendment Application: (PL-USE-2026-000043),

Use Permit No. 05-001 (USE 05-0001),

Applicant: Parker School

Aloha Chair Au, Vice Chair Noborikawa, and Members of the Leeward Planning Commission:

Mahalo for the opportunity to express my support of Parker School's application to amend its Use Permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

At its core, Parker Ranch—under the stewardship of the Parker Ranch Foundation Trust—exists to improve the quality of life for the people of Waimea.

Waimea is not exempt from the statewide shortage of early childhood education and care, and Parker Schools is offering an opportunity to help address this need and support our local families. The proposed preschool program will become part of the existing campus footprint, requires only minimal modifications to the building, and has been thoughtfully designed to complement the character of our town.

As Parker School is a beneficiary of the Parker Ranch Foundation Trust, I have had the pleasure of working closely with the Head of School Stephen Dunn and his leadership team and have the utmost confidence in their integrity, their commitment to excellence, and their dedication to making proper investments to serve the best interests of our community.

For these reasons, I respectfully support the approval of this Special Use Permit Application.

Mahalo,

Micah Kāne
President and CEO
Parker Ranch, Inc.

cc: Parker School

From: [Sara Lilley](#)
To: [Planning LPC Testimony](#)
Cc: [preschool](#)
Subject: Letter of Support - Parker School Preschool
Date: Monday, May 11, 2026 2:12:31 PM
Attachments: [Letter of Support - Parker School Preschool \(1\).pdf](#)

Sara Jane Lilley
64-646 Puuluna Pl
Kamuela, HI 96743
5/11/26

Leeward Planning Commission
County of Hawai'i
LPCtestimony@hawaiicounty.gov
CC: Parker School

Re: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: (PL-USE-2026-000043),
Use Permit No. 05-001 (USE 05-0001),
Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

My name is Sara Jane Lilley and I have been an employee of Parker School for the last 13 years. I have had both of my children here at the Queens North Hawaii Community Hospital. Both of my children have grown up on this campus from infancy. I have a 9 year old daughter who is a current 4th grader, and a 4 year old son who is currently in our daycare.

Waimea and the surrounding region are facing a serious shortage of early childhood care and education. Families like mine have experienced firsthand how difficult it is to find quality preschool programs close to home. As we have navigated finding childcare for both my daughter and now my son, we have had serious stress from this lack of early childhood care centers. There have been three separate occasions where we were within a few

weeks of having to make the decision to move when a childcare opportunity popped up just in time. We have been extremely fortunate to be able to find and be admitted to some of the very few options in and around Waimea.

I believe the community urgently needs programs like Parker School's preschool. The school is approaching this expansion in a thoughtful and responsible way — opening with only 16 students and planning to grow in step with community demand. The proposed campus consolidation includes the preservation-minded use of Hale Akina, a historic Waimea home that will serve as the preschool space with only minimal modifications to honor its historic character. The program will be fully accredited and licensed, meeting the highest professional standards for early childhood education in Hawai'i.

As an employee of Parker School, I think this is a logical next step for Parker. I am personally excited about my son being a part of the first class of preschoolers, and for that preschool to be one that is close to home and affordable.

I respectfully urge the Commission to approve this use permit amendment. Investing in the infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community. I have attached a copy of this letter below as well for reference.

Mahalo for your consideration.

Sincerely,

Sara Jane Lilley

Waimea Resident, Parker School Employee, Enrolled Parent

slilley@parkerschoolhawaii.org

--



Sara Lilley

Middle and Lower School Music, Dance, and Theatre Teacher

she/her/hers

w. (808) 885-7933 x7198





Sara Jane Lilley
64-646 Puuluna Pl
Kamuela, HI 96743
5/11/26

Leeward Planning Commission
County of Hawai'i
LPCtestimony@hawaiicounty.gov
CC: Parker School

Re: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: (PL-USE-2026-000043),
Use Permit No. 05-001 (USE 05-0001),
Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

My name is Sara Jane Lilley and I have been an employee of Parker School for the last 13 years. I have had both of my children here at the Queens North Hawaii Community Hospital. Both of my children have grown up on this campus from infancy. I have a 9 year old daughter who is a current 4th grader, and a 4 year old son who is currently in our daycare.

Waimea and the surrounding region are facing a serious shortage of early childhood care and education. Families like mine have experienced firsthand how difficult it is to find quality preschool programs close to home. As we have navigated finding childcare for both my daughter and now my son, we have had serious stress from this lack of early childhood care centers. **There have been three separate occasions where we were within a few weeks of having to make the decision to move when a childcare opportunity popped up just in time.** We have been extremely fortunate to be able to find and be admitted to some of the very few options in and around Waimea.

I believe the community urgently needs programs like Parker School's preschool. The school is approaching this expansion in a thoughtful and responsible way — opening with only 16 students and planning to grow in step with community demand. The proposed campus

consolidation includes the preservation-minded use of Hale Akina, a historic Waimea home that will serve as the preschool space with only minimal modifications to honor its historic character. **The program will be fully accredited and licensed, meeting the highest professional standards for early childhood education in Hawai'i.**

As an employee of Parker School, I think this is a logical next step for Parker. I am personally excited about my son being a part of the first class of preschoolers, and for that preschool to be one that is close to home and affordable.

I respectfully urge the Commission to approve this use permit amendment. Investing in the infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community.

Mahalo for your consideration.

Sincerely,

Sara Jane Lilley

Waimea Resident, Parker School Employee, Enrolled Parent
slilley@parkerschoolhawaii.org

From: [Shelli Meneghetti](#)
To: [Planning LPC Testimony](#)
Subject: Letter of support - Parker School Preschool Use Permit Amendment
Date: Wednesday, May 13, 2026 2:49:09 PM

REF: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: (PL-USE-2026-000043),
Use Permit No. 05-001 (USE 05-0001),
Applicant: Parker School

Aloha Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

I've proudly been a part of Parker School for 48 years. I am a Parker School Alum from the class of 1982 and am currently serving on Parker's Board. Can you believe we are celebrating the school's 50th year celebration this Fall. I've lived and shared this 50 year dream and mission of Parker School to grow, nurture, educate and serve Waimea's youth. The preschool is one more wonderful way Parker can contribute to the Waimea community.

My three daughters are now adults but I remember the difficulty in finding early care childcare when I was a working mother. Parker's preschool program helps fill a need our Waimea families face. Let's help with a solution.

I respectfully urge the Commission to approve this use permit amendment. A yes vote in support of this infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community.

Mahalo for your consideration.

Sincerely,

Shelli Meneghetti
Parker Alum '82, Current Parker Board Member
Resident of Hawaii

From: [David Stout](#)
To: [Planning LPC Testimony](#)
Cc: [REDACTED]; [Stephen Dunn](#); [Hans Lorange](#)
Subject: Letter of Support for Parker School Preschool Use Permit Amendment - PL-USE-2026-000043
Date: Sunday, May 10, 2026 5:14:13 AM
Attachments: [A47D19B4-911B-4FA2-B477-B5D8090911CD_1_201_a.heic](#)

Letter below and signed copy attached.

May 10, 2026

Aloha Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i (PL-USE-2026-000043; Use Permit No. 05-001).

As the rector of St. James' Episcopal Church in Waimea, I have the privilege of walking alongside families from across our community. Again and again, I hear about the growing challenge of finding quality early childhood education and care close to home. The shortage is very real, and it places significant strain on working families and on the wellbeing of our community.

I believe Parker School's proposed preschool is a thoughtful and much-needed response to this need. I especially appreciate the measured way the school is approaching the project -- beginning with a smaller cohort of students and growing carefully in response to what the community actually needs. This feels less like expansion for its own sake and more like a thoughtful, long-term investment in Waimea's families.

I also appreciate the school's commitment to preserving the character of Hale Akina. Giving new life to a historic Waimea property through the care and education of young children feels both respectful and deeply fitting. Parker School has long been a trusted institution in our community, and I have confidence in its ability to care for these properties thoughtfully and responsibly.

St. James' has shared its campus with a preschool for more than 45 years, and we recently celebrated that ministry's anniversary. I can say firsthand that the presence of children brings life, joy, energy, and hope to a campus and to a community. Their laughter and voices are not a distraction to community life -- they are part of what makes a community alive.

Strong early childhood education strengthens not only children and families, but the future of our island community as a whole. Supporting young families is essential if we hope to sustain a healthy and vibrant Waimea for generations to come.

I respectfully urge the Commission to approve this use permit amendment.

Mahalo for your consideration and for your service to our community.

With aloha,

The Rev. David Stout

Planning Dept. Exhibit <u>19</u>

Rector



The Episcopal Congregations of St. James' Parish on Hawai'i Island

St. James' Church, Waimea, St. Columba's Church, Pa'auilo, and the Beach Mass, Kawaihae

Parish Office: P.O. Box 278, Kamuela HI 96743-0278

(808)885-4923 • Office@StJamesHawaii.org

StJamesHawaii.org • StColumbaHawaii.org

May 10, 2026

Aloha Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i (PL-USE-2026-000043; Use Permit No. 05-001).

As the rector of St. James' Episcopal Church in Waimea, I have the privilege of walking alongside families from across our community. Again and again, I hear about the growing challenge of finding quality early childhood education and care close to home. The shortage is very real, and it places significant strain on working families and on the wellbeing of our community.

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Strong early childhood education strengthens not only children and families, but the future of our island community as a whole. Supporting young families is essential if we hope to sustain a healthy and vibrant Waimea for generations to come.

I respectfully urge the Commission to approve this use permit amendment.

Mahalo for your consideration and for your service to our community.

With aloha,

The Rev. David Stout
Rector

Aloha Lives Here!

From: [Mimi Kerley](#)
To: [Planning LPC Testimony](#)
Cc: preschool@parkerschoolhawaii.org
Subject: Parker School Preschool — Use Permit Amendment
Date: Tuesday, June 2, 2026 11:26:10 AM

Marie "Mimi" Kerley
65-1171 Spencer Rd.
Kamuela, HI 96743

June 2, 2026

Leeward Planning Commission
County of Hawai'i
CC: Parker School

Re: Parker School Preschool — Use Permit Amendment
Use Permit Amendment Application: (PL-USE-2026-000043),
Use Permit No. 05-001 (USE 05-0001),
Applicant: Parker School

Dear Members of the Leeward Planning Commission,

I am writing in strong support of Parker School's application to amend its use permit to include two adjacent parcels as part of its preschool campus in Waimea, Hawai'i.

I am a born and raised resident of Waimea and long-time Board member of Parker School (currently Board President) and Kahilu Theatre. I attended Parker School myself and my two children are now attending, in middle and upper school.

Waimea and the surrounding region are facing a serious shortage of early childhood care and education. I know many families that have experienced firsthand how difficult it is to find quality preschool programs close to home and have been excited to hear about this new offering from Parker School.

The school is approaching this expansion in a thoughtful and responsible way — opening with only 16 students and planning to grow in step with community demand. The proposed campus consolidation includes the preservation-minded use of Hale Akina, a historic Waimea home that will serve as the preschool space with only minimal modifications to honor its historic character. The program will be fully accredited and licensed, meeting the highest professional standards for early childhood education in Hawai'i.

I live around the corner from Parker School and am fully supportive of this new program and all that it will offer our community's families. The school has been respectful of its neighbors and is a responsible, thoughtful organization in Waimea.

I respectfully urge the Commission to approve this use permit amendment. Investing in the infrastructure for early childhood education is an investment in the health, wellbeing, and future of our entire community.

Mahalo for your consideration.

Sincerely,

Marie "Mimi" Kerley
Board President and long time Waimea resident
makkerley@gmail.com