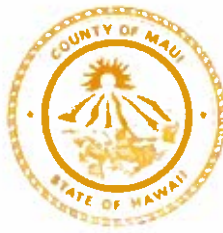
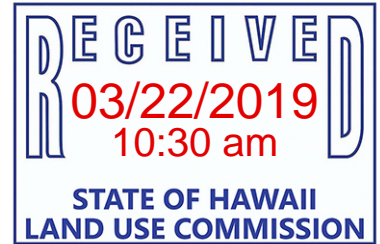


MICHAEL P. VICTORINO  
 Mayor  
 MICHELE CHOUTEAU MCLEAN, AICP  
 Director  
 JORDAN E. HART  
 Deputy Director



**DEPARTMENT OF PLANNING**  
 COUNTY OF MAUI  
 ONE MAIN PLAZA  
 2200 MAIN STREET, SUITE 315  
 WAILUKU, MAUI, HAWAII 96793

March 21, 2019



**MEMORANDUM**

TO: Daniel Orodener  
 Executive Director  
 Land Use Commission  
 State of Hawaii  
 235 South Beretania Street, Room 406  
 Honolulu, Hawaii 96804

FROM: Michele McLean, AICP, Planning Director *M*

SUBJECT: **DOCKET NO. A94-706 / KAONOULU RANCH**

TRANSMITTED ARE THE FOLLOWING:

COPIES	DATE	DESCRIPTION
Original	3/19/19	List of Witnesses, County of Maui Planning Department List of Exhibits, County of Maui Planning Department Position of the County of Maui Planning Department –Exhibit 1 Resume of Michele McLean – Exhibit 2
Original	3/19/19	Certificate of Service

- |   |   |
|---|---|
| <input type="checkbox"/> For your information & files | <input type="checkbox"/> For your review and approval |
| <input type="checkbox"/> For approval & signature     | <input type="checkbox"/> See REMARKS below            |
| <input type="checkbox"/> Per your request             | <input checked="" type="checkbox"/> For filing        |

Attachments  
 MCM:ATC:lk  
 K:\WP\_DOCS\PLANNING\A\94A706KaonouluRanch\2019\LUC\_TransmittalSheetWitnessExhibitListsTestimony.doc

DOCKET NO./PETITIONER: A94-706 / KAONOULU RANCH

PARTY: COUNTY OF MAUI

LIST OF WITNESSES

<b>NAME/ORGANIZATION/POSITION (List in Order of Appearance)</b>	<b>TO BE QUALIFIED AS A WITNESS IN:</b>	<b>SUBJECT MATTER</b>	<b>WRITTEN TESTIMONY (Yes or No)</b>	<b>EXHIBIT NUMBER(S)</b>	<b>LENGTH OF DIRECT</b>
<b>Michele Chouteau McLean, Director, Department of Planning, County of Maui or her representative</b>	<b>Planning &amp; Land Use</b>	<b>Planning, Land Use</b>	<b>Yes</b>	<b>1</b>	<b>15 Minutes</b>

DOCKET NO./PETITIONER: A94-706 / KAONOULU RANCH

PARTY: COUNTY OF MAUI

LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	ADMIT
1	Position of the Maui Department of Planning		
2	Resume of Michele Chouteau Mclean, AICP		

K:\WP\_DOCS\PLANNING\A\94A706KaonouluRanch\2019\List of Exhibits.doc

**DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
One Main Plaza  
2200 Main Street, Suite 315  
Wailuku, Hawaii 96793  
Telephone: (808) 270-7735  
Facsimile: (808) 270-7634**

**BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII**

In the Matter of the Petition of: ) Docket No. A94-706  
)  
KAONOULU RANCH )  
)  
To Amend the Agricultural Land Use District )  
Boundary into the Urban Land Use District )  
For approximately 88 acres at )  
Ka`ono`ulu, Makawao-Wailuku, )  
Maui, Hawai`i, )  
Tax Map Key Nos. 2-2-002: por. of 015 and )  
3-9-001:016 )

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**POSITION STATEMENT OF THE DEPARTMENT OF PLANNING,  
COUNTY OF MAUI**

In accordance with the March 1, 2019 letter from the Land Use Commission (LUC) regarding the filing of documents in preparation of an evidentiary hearing on the issues presented in the Motion to Dismiss the Order to Show Cause Proceeding ("Motion to Dismiss") the Department of Planning (Department) submits the following position statement.

The Department's position is consistent with the position statement submitted in response to the motion to dismiss, specifically that before dismissing the Order to Show Cause that the commission be aware of what is being built.

Petitioner is proposing to develop the original 123 lot subdivision presented to the Land Use Commission in order to be consistent with Condition No. 15 which states:

"Petitioner shall develop the property in substantial compliance with the representations made to the Commission. Failure to so develop the Property may result in reversion of the Property to its former classification, or change to a more appropriate classification.

In reviewing Petitioners Exhibits 8 and 9 it is unclear if the "frontage road parallel to Piilani Highway" which is required by condition No. 5 is included on said plans. If it is, we question whether the State Department of Transportation supports the plan as meeting the portion of condition No. 5 that relates to the frontage road".

The Department questions what uses would be allowed in the project area and how the developer will control what uses will be on the property. The Department would also like the Petitioner to clarify how they will assure that the plan complies with the conditions contained in the February 10, 1995 Decision and Order. Finally, the Department notes that Petitioners Exhibit 14 does not include subdivision as a permit or approval that is needed for the project to proceed. We request clarification by the Petitioner on this issue.

The County reserves its right to further clarify its position, present additional witnesses and exhibits as needed upon conclusion of the settlement conference to be held on March 20, 2019.

DATED: Wailuku, Hawaii, March, 21, 2019.



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MICHELE MCLEAN, AICP  
Planning Director  
Department of Planning

MICHELE CHOUTEAU McLEAN, AICP  
38 Hoku Place  
Pa`ia, Hawai`i 96779  
808/385-3480

➤ PROFESSIONAL PROFILE

**Director/Deputy Director.** Department of Planning, County of Maui, Hawai`i.

Appointed by Mayor Victorino to manage and administer the department's four divisions and 68 personnel who process administrative and discretionary land use permits. Responsibilities include representing the department before the Maui County Council and various boards and commissions; providing policy guidance and support to all personnel; preparing and presenting the department's annual budget; coordinating departmental functions with other governmental agencies; overseeing procurement and spending; conducting annual performance evaluations and administering personnel matters. (Director: July 2018 – present / Deputy Director: January 2011 – June 2018)

**Chair / Commissioner.** Kaho`olawe Island Reserve Commission, Maui, Hawai`i.

Nominated by Mayor Arakawa and Governor Abercrombie, and confirmed by the Senate, to serve as the County of Maui's representative on the commission responsible for the management and control of the Kaho`olawe Island Reserve, consisting of the island of Kaho`olawe and its 90 square miles of surrounding waters, and for setting policy for its cultural, marine and natural resource management and restoration programs. (Chair: May 2011 – present / Commissioner: February 2011 – present)

**Deputy Director / Policy Advisor.** Kaho`olawe Island Reserve Commission, Maui, Hawai`i.

Provided policy and administrative support to the commission and a staff of 24; responsible for all procurement, solicitations and contracting; prepared annual budgets and reviewed monthly spending reports; oversaw filling of personnel vacancies; conducted performance evaluations; coordinated interaction with State Legislature; supervised logistics and operations on Maui and Kaho`olawe. (Deputy Director: March 2008 – January 2011 / Policy Advisor: August 2005 – March 2008)

**Land Use Planner.** Smith Development, Maui, Hawai`i.

Responsibilities included land use planning, project management and coordination, governmental and public relations, administrative and technical support (April 2002 – July 2005).

**Consultant.** Chouteau Consulting, Maui, Hawai`i.

Sole-proprietorship providing planning, governmental and public relations services, with a focus on environmental sensitivity, cultural respect and community orientation (October 1999 – April 2002).

**Legislative Analyst.** Office of Council Services, County of Maui, Hawai`i.

Served as primary legislative staff for several County Council committees handling planning, public works, economic development and environmental issues (May 1995 – September 1999).

**Senior Research Analyst.** Republican Research Committee, Washington, D.C.

Directed Congressional Task Forces; specialized in social domestic policy; organized press briefings and press conferences; researched, drafted and promoted legislative proposals (October 1989 – August 1992).

**Press Secretary / Special Assistant / Legislative Assistant.** United States Congress, Washington, D.C.

Served as spokesman; assisted Chief of Staff, served as liaison between Senator and staff members; drafted legislation, monitored Congressional activity (August 1987 – September 1989).

## ➤ ACADEMIC PROFILE

### **American Institute of Certified Planners.**

Passed AICP exam November 12, 2018, certified December 21, 2018.

### **American Planning Association.**

Member (March 2018 - present).

### **University of Phoenix.** Wailuku, Hawai'i.

Graduate studies in M.B.A. program (October 1999 – February 2001).

### **Vassar College.** Poughkeepsie, New York.

A.B. Degree in Political Science (September 1983 – May 1987).

## ➤ COMMUNITY PROFILE

### **Paia Town Association.** Pa'ia, Hawai'i.

Member of the Board of Directors (2014 – present).

### **Maui Food Bank.** Wailuku, Hawai'i.

Member of the Board of Directors (2012 – present).

### **United States Tennis Association.** Maui, Hawai'i.

Team Captain and Member (2013 – present).

### **Hawai'i Soccer Association.** Maui, Hawai'i.

Member, Valley Isle Co-ed Soccer League (August 2000 – 2013).

Team Representative and Member, Valley Isle Soccer Association for Women (May 2001 – 2013).

### **East Maui Animal Refuge.** Ha'iku, Hawai'i.

Member of the Board of Directors (1994 – 2009; President, 2006 – 2009).

Volunteer (1994 – 2009).

### **County of Maui Board of Water Supply.** Wailuku, Hawai'i.

Member (April 2004 – August 2005).

### **Pukalani Hula Hale.** Pukalani, Hawai'i.

Member (August 1997 – July 2003).

**DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
One Main Plaza  
2200 Main Street, Suite 315  
Wailuku, Hawaii 96793  
Telephone: (808) 270-7735**

**BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII**

In the Matter of the Petition of: ) Docket No. A94-706  
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KAONOULU RANCH )  
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To Amend the Agricultural Land Use District )  
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Maui, Hawai`i, )  
Tax Map Key Nos. 2-2-002: por. of 015 and )  
3-9-001:016 )  
\_\_\_\_\_ )

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the County of Maui's Witness List, Exhibit List, and Testimony was served on the following on the date indicated below:

DANIEL E. ORODENKER  
Executive Director  
State of Hawaii Land Use Commission  
235 South Beretania Street, Room 406  
Honolulu, Hawaii 96804-2359

**Digital Copy to State Land Use Commission, [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)**

LEO ASUNCION, DIRECTOR  
[leo.asuncion@dbedt.hawaii.gov](mailto:leo.asuncion@dbedt.hawaii.gov)  
Office of Planning  
235 Beretania Street, 6<sup>th</sup> Floor  
Honolulu, Hawaii 96813

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MICHAEL HOPPER  
Deputy Corporation Counsel  
Department of the Corporation Counsel  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

Electronic Mail

DATED: Wailuku, Hawaii, March, 21, 2019.



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MICHELE MCLEAN, AICP  
Planning Director  
Department of Planning