

MICHAEL P. VICTORINO
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DEPARTMENT OF PLANNING
COUNTY OF MAUI
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January 12, 2022

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 1/12/22
Mayor **Date**

For Transmittal to:

Honorable Tamara Paltin, Chair
and Members of the Planning and Sustainable Land Use Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Committee Chair Paltin and Committee Members:

**SUBJECT: LOWERING MAXIMUM BUILDING HEIGHTS IN THE B-2
COMMUNITY BUSINESS DISTRICT, B-3 CENTRAL
BUSINESS DISTRICT, AND P-2 PUBLIC/QUASI-PUBLIC
DISTRICT (PSLU-30)**

Regarding the above-referenced proposed bill for ordinance, the Department of Planning (Department) provided its recommendation to the County Council via transmittal dated January 5, 2022. For building heights in the Public/Quasi-Public Districts, the Department proposed the following "notes and exceptions" in Section 19.31.050, Maui County Code, relating to development standards:

Except that structures with steeples, vent pipes, fans, elevator and stairway shafts, chimneys, cellular or other antennae, and equipment used for small scale energy systems on roofs [shall not exceed a total of 50 feet in P-1 and 100 feet in P-2] may extend an additional 10 feet above the building roof from which it extends.

However, the Department would like to revise the proposed language regarding steeples, which are a unique character-defining feature of Christian churches, because many prominent examples far exceed an additional 10 feet in height above the roof. A textbook illustration that is right across the street from the Kalana O Maui Building is Kaahumanu Church which was erected in 1876. The steeple on that church is in excess of 58 feet in height.

Typically, steeples are comprised of four components and include a tower, belfry, lantern, and spire. At Kaahumanu, the tower is just above the ridge and has square windows, the belfry has



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For Transmittal to:
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January 12, 2022
Page 2

the clock faces, the lantern has arched louvered windows, and the spire has the steep octagonal roof with a weather vane. It would be impossible to include all of those components in 10 feet of height. Most church edifices have steeples that are equal to or exceed the height (from finish floor to ridge) of the church buildings on which they are erected.

The three planning commissions did not discuss steeples. Keep in mind that the islands of Moloka'i and Lāna'i do not have P-2 zoning. The Department initially proposed that taller steeples could be allowed if the Urban Design and Review Board (UDRB) approved them, but the UDRB preferred that taller steeples be approved via the variance approval process before the Board of Variances and Appeals. The Department recommends that the Council simply retain the existing language for steeples in the "notes and exceptions" in Section 19.31.050, so that the proposed language would read:

Except that structures with [steeples,] vent pipes, fans, elevator and stairway shafts, chimneys, cellular or other antennae, and equipment used for small scale energy systems on roofs may extend an additional 10 feet above the building roof from which it extends; structures with steeples may [shall] not exceed a total of 50 feet in P-1 and 100 feet in P-2.

With this correction, steeples can be constructed as they have been in the past, so the maximum allowed height is limited for the structure as a whole, with a greater allowance for steeples. The proposed revision is for Section 19.31.050 only.

Thank you for your attention and consideration. Should further clarification be necessary, please feel free to contact me.

Sincerely,



MICHELE CHOUTEAU MCLEAN, AICP
Planning Director