

Conditional Permit Transfer Request

The Old Wailuku Inn at Ulupono

(Conditional Permit 98/0006 and Ordinance 3545)

Maui County Council Housing and Land Use Committee Meeting

November 1, 2023

PROJECT TEAM

Conditional Permit Holder
and Applicant.....Thomas and Janice Fairbanks

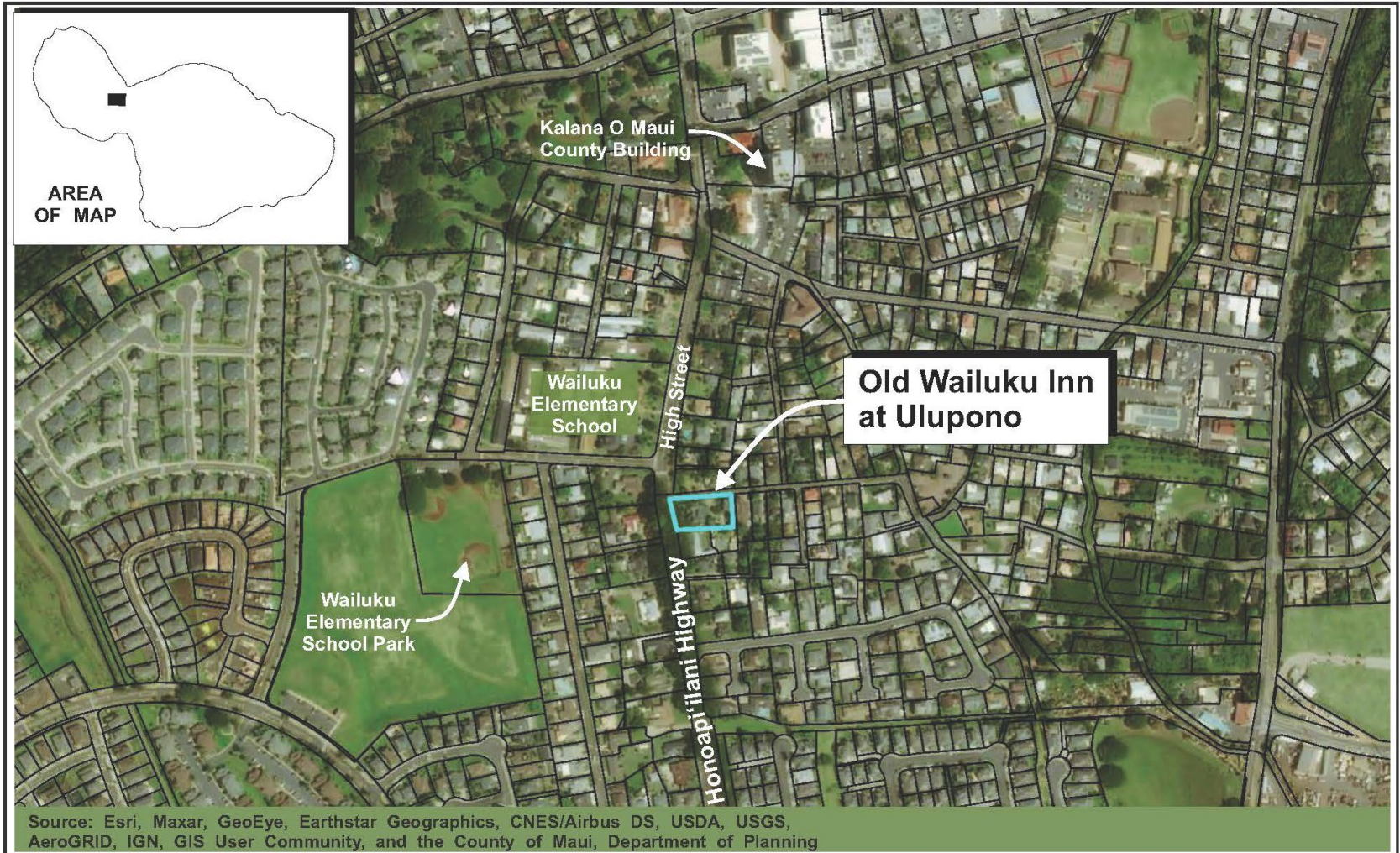
Proposed Conditional Permit Holder.....Joshua Ramu Tremblay

ConsultantMunekiyo Hiraga

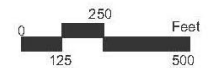
PURPOSE OF TODAY'S MEETING

Respectfully requesting the
Committee's review and
recommendation to approve the
proposed Conditional Permit Transfer
from Thomas and Janice Fairbanks to
Joshua Ramu Tremblay

REGIONAL LOCATION MAP



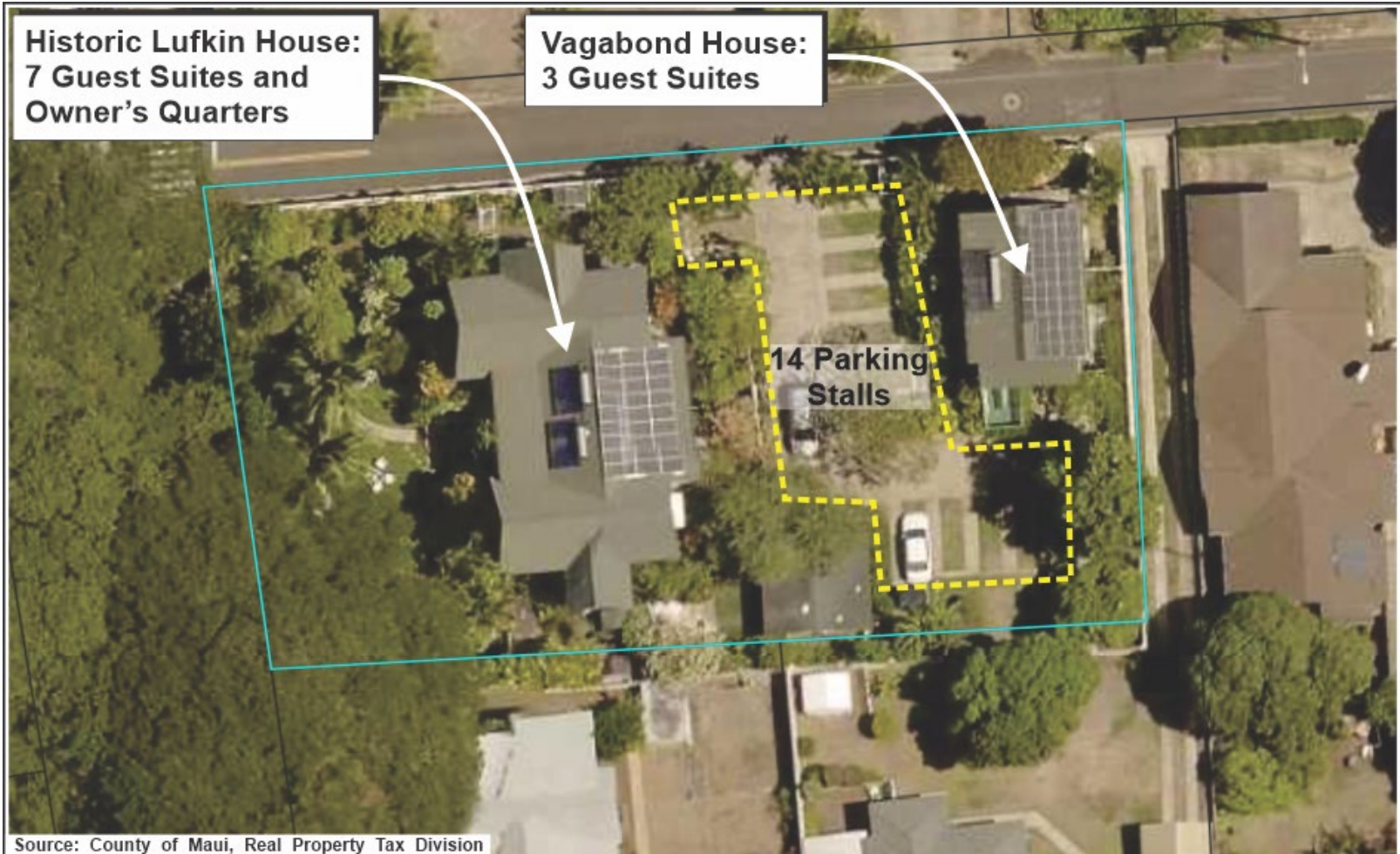
Old Wailuku Inn at Ulupono
Regional Location Map



OLD WAILUKU INN AT ULUPONO



SITE LOCATION MAP



Historic Lufkin House:
7 Guest Suites and
Owner's Quarters

Vagabond House:
3 Guest Suites

14 Parking
Stalls

Source: County of Maui, Real Property Tax Division

Old Wailuku Inn at Ulupono
Site Location Map

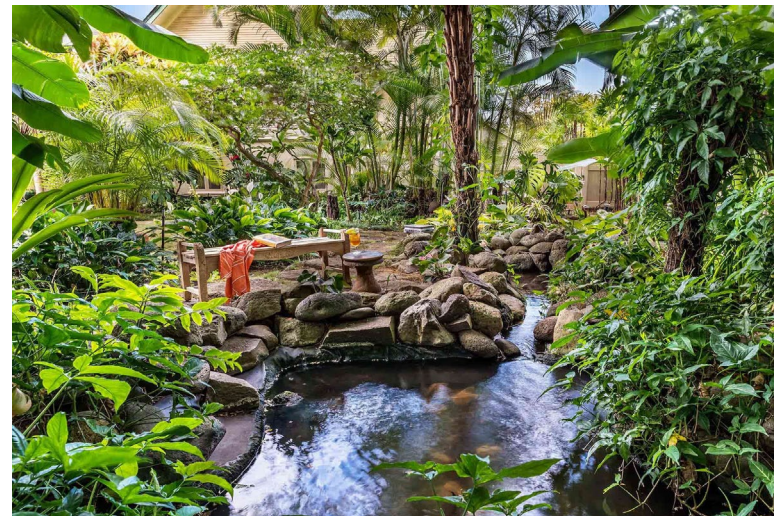
NOT TO SCALE



Prepared for: Thomas and Janice Fairbanks and Joshua Ramu Tremblay



OLD WAILUKU INN AT ULUPONO



CONDITIONAL PERMIT HISTORY

- 1998 – Conditional Permit (CP 98/0006) granted to Thomas and Janice Fairbanks via Ordinance 2733
 - Operate a 7-bedroom Bed & Breakfast (B&B)
- 2008 – Revision to CP 98/0006 via Ordinance 3545 granted to Thomas and Janice Fairbanks
 - Operate a 10-bedroom B&B
 - Subject to 11 conditions
- 2018 – CP 98/0006 received a Time Extension until March 9, 2038
- 2022 – November 21, Thomas and Janice Fairbanks file a Request to Transfer the Conditional Permit with the County of Maui, Department of Planning to Joshua Ramu Tremblay
- 2023 – April 10, Thomas and Janice Fairbanks sold the Old Wailuku Inn to Joshua Ramu Tremblay
- 2023 – April 25, Maui Planning Commission recommended approval of the transfer

CONDITIONAL PERMIT COMPLIANCE

1. The Old Wailuku Inn has complied with all conditions of approval
2. In the 25+ years of operation, the Fairbanks have never received a complaint from other owners and lessees surrounding the Old Wailuku Inn.
3. Transferee, Joshua Ramu Tremblay, submitted a signed affidavit to agree to abide by, comply with, and implement all of the terms, conditions, obligations, and requirements set forth in each said permit.

Respectfully requesting the
Committee's review and
recommendation to approve the
proposed
Conditional Permit Transfer from
Thomas and Janice Fairbanks to
Joshua Ramu Tremblay

MAHALO

HLU Committee

From: Angie Bayez <angie@munekiyohiraga.com>
Sent: Friday, October 27, 2023 9:10 AM
To: HLU Committee
Cc: Tessa Munekiyo Ng; Aliko Biniaris; Ramu Tremblay; Thomas Fairbanks
Subject: Old Wailuku Inn - PowerPoint Presentation for November 1, 2023 Housing and Land Use Committee Meeting
Attachments: Old Wailuku Inn PowerPoint Presentation.pdf

You don't often get email from angie@munekiyohiraga.com. [Learn why this is important](#)

To: Tasha Kama, HLU Committee Chair

From: Tessa Munekiyo Ng, AICP, Vice President
Munekiyo Hiraga

Attachment:

Quantity	Date	Description
1	10/27/23	Old Wailuku Inn PowerPoint Presentation

Message:

Aloha Committee Chair Kama,

On behalf of the owners of the Old Wailuku Inn, we are submitting a brief presentation for the upcoming November 1, 2023 HLU Committee Meeting.

Should you have any questions, please do not hesitate to contact me at (808) 983-1233.

Cc: Aliko Biniaris, County of Maui Department of Planning
Ramu Tremblay
Thomas Fairbanks



Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729

Oahu: 735 Bishop Street, Suite 412, Honolulu, Hawaii 96813 **T:** 808.983.1233

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