



2012 DEC 31 AM 11: 22

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor of Guam

December 27, 2012

Honorable Judith T. Won Pat, Ed.D.
Speaker
I Mina'trentai Unu Na Liheslaturan Guåhan
155 Hesler Street
Hagåtña, Guam 96910

31-12-2035

Office of the Speaker
Judith T. Won Pat, Ed. D.
Date 12/28/12
Time 5:04 pm
Received by Jen

Dear Madame Speaker:

Transmitted herewith is Bill No. 359-31 (COR) "AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1, MUNICIPALITY OF *DEDEDO*, FROM ONE-FAMILY DWELLING ZONE/MUTIPLE DWELLING ZONE (R1/R2) TO COMMERICAL ZONE (C)", which I signed into law on December 26, 2012 as **Public Law 31-265**.

Senseramente,

EDDIE BAZA CALVO

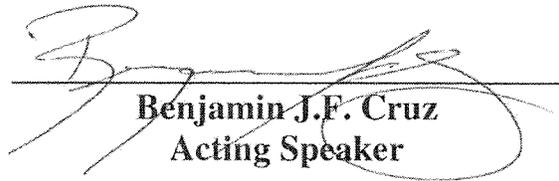
Attachment: copy of Bill

2035

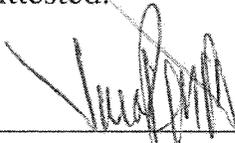
I MINA'TRENTAI UNU NA LIHESLATURAN GUÅHAN
2012 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'LAHEN GUÅHAN*

This is to certify that **Bill No. 359-31 (COR)**, "AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1, MUNICIPALITY OF *DEDEDO*, FROM ONE-FAMILY DWELLING ZONE/MULTIPLE DWELLING ZONE (R1/R2) TO COMMERCIAL ZONE (C)", was on the 14TH day of December, 2012, duly and regularly passed.


Benjamin J.F. Cruz
Acting Speaker

Attested:



Tina Rose Muña Barnes
Legislative Secretary

This Act was received by *I Maga'lahaen Guåhan* this 17 day of Dec
2012, at 11:40 o'clock A.M.



Assistant Staff Officer
Maga'lahaen's Office

APPROVED:



EDWARD J.B. CALVO
I Maga'lahaen Guåhan

Date: DEC 26 2012

Public Law No. 31-265

I MINA'TRENTAI UNU NA LIHESLATURAN GUAHAN
2011 (FIRST) Regular Session

Bill No. 359-31(COR)

As amended on the Floor.

Introduced by:

F. F. Blas, Jr.
T. C. Ada
V. Anthony Ada
B. J.F. Cruz
Chris M. Dueñas
Judith P. Guthertz, DPA
Sam A. Mabini, Ph.D.
T. R. Muña Barnes
Adolpho B. Palacios, Sr.
V. C. Pangelinan
R. J. Respicio
Dennis G. Rodriguez, Jr.
M. Silva Taijeron
Aline A. Yamashita, Ph.D.
Judith T. Won Pat, Ed.D.

**AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1,
MUNICIPALITY OF *DEDEDO*, FROM ONE-FAMILY
DWELLING ZONE/MULTIPLE DWELLING ZONE
(R1/R2) TO COMMERCIAL ZONE (C).**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings.** *I Liheslaturan Guåhan* finds that due to the
3 increase of both civilian and military population along Route 3, especially in the
4 *Toguaac – Gugogan* area, a necessity for developing a complex that will house services
5 and offices for businesses serving this area is greatly needed. The rezoning of this
6 property will be convenient to the residents and employees of the five (5) public

1 schools. The owners of the subject property are seeking the assistance of *I*
2 *Liheslatura* to rezone their property from One-Family Dwelling Zone/Multiple
3 Dwelling Zone (R1/R2) to Commercial Zone (C) for the purpose of maximizing its
4 potential use.

5 More importantly, *I Liheslatura* finds that the subject properties are surrounded
6 by other properties zoned Commercial (C).

7 **Section 2.** Lot No. 10060 Rem-2-2-1-R1, municipality of *Dededo*, containing
8 an area of approximately 7,675 ± square feet is hereby rezoned from One-Family
9 Dwelling Zone/Multiple Dwelling Zone (R1/R2) to Commercial Zone (C), *except* that
10 in light of the school and bus stop in the area, the property *shall not* be used for a bar,
11 nightclub, or strip joint without the approval of the GLUC.

5

I MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN

2011 (SECOND) Regular Session

Date: 12/14/12

VOTING SHEET

Bill No. 359-31(COR)

Resolution No. _____

Question: _____

NAME	YEAS	NAYS	NOT VOTING/ ABSTAINED	OUT DURING ROLL CALL	ABSENT
ADA, Thomas C.	✓				
ADA, V. Anthony	✓				
BLAS, Frank F., Jr.	✓				
CRUZ, Benjamin J. F.	✓				
DUENAS, Christopher M.	✓				
GUTHERTZ, Judith Paulette	✓				
MABINI, Sam					EA
MUNA-BARNES, Tina Rose	✓				
PALACIOS, Adolpho Borja, Sr.	✓				
PANGELINAN, vicente (ben) cabrera	✓				
RESPICIO, Rory J.	✓				
RODRIGUEZ, Dennis G., Jr.	✓				
SILVA TAIJERON, Mana	✓				
WON PAT, Judith T.	✓				
YAMASHITA, Aline A.	✓				

TOTAL 14 0 0 0 1

CERTIFIED TRUE AND CORRECT:


Clerk of the Legislature

* 3 Passes = No vote
EA = Excused Absence



the People

I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

JAN 09 2012

The Honorable Judith T. Won Pat, Ed.D.
Speaker
I Mina'trentai Unu na Liheslaturan Guåhan
155 Hesler Place
Hagåtña, Guam 96910

2012 JAN 12 AM 11:26
MWA

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

VIA: The Honorable Rory J. Respicio
Chairperson, Committee on Rules

RE: Committee Report on Bill No. 359-31 (COR)

Vice Chairman
Committee on Education

Dear Speaker Won Pat:

Member
Committee on Rules,
Federal, Foreign &
Micronesian Affairs and
Human & Natural
Resources

Transmitted herewith is the Committee Report Bill No. 359-31 (COR): "An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone." sponsored by Senator Frank Blas Jr. which was referred to the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land.

Committee votes are as follows:

Member
Committee on
Municipal Affairs,
Tourism, Housing, and
Recreation

- 3 TO PASS
- 0 TO NOT PASS
- 2 TO REPORT OUT ONLY
- 0 TO ABSTAIN
- 0 TO PLACE IN INACTIVE FILE

Member
Committee on the Guam
Military Buildup and
Homeland Security

Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

Si Yu`os Ma`åse`,

Vicente (ben) Cabrera Pangelinan
Chairman

**COMMITTEE REPORT
ON**

Bill No. 359-31 (COR):

**“An Act to rezone Lot No. 10060
REM-2-2-1-R1, In the Municipality of
Dededo from Single Family/Multi
 Dwelling (“R1/R2”) to Commercial
 (“C”) Zone.”**



the People

I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

~~JAN 09 2012~~ JAN 06 2012

MEMORANDUM

To: All Members
Committee on Appropriations, Taxation, Public Debt, Banking,
Insurance, Retirement, and Land

From: Senator Vicente (ben) Cabrera Pangelinan
Committee Chairperson

Subject: Committee Report on Bill No. 359-31 (COR)

Transmitted herewith is the Committee Report Bill No. 359-31 (COR):
"An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of
Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial
("C") Zone." sponsored by Senator Frank Blas Jr. which was referred to
the Committee on Appropriations, Taxation, Public Debt, Banking,
Insurance, Retirement, and Land.

This report includes the following:

1. Committee Voting Sheet
2. Committee Report Narrative
3. Copy of Bill No. 359-31 (COR)
4. Public Hearing Sign-in Sheet
5. Copies of Submitted Testimony & Supporting Documents
6. Copy of COR Referral of Bill No. 359-31 (COR)
7. Notices of Public Hearing
8. Copy of the Public Hearing Agenda
9. Fiscal Notes

Please take the appropriate action on the attached voting sheet. Your
attention to this matter is greatly appreciated. Should you have any
questions or concerns, please do not hesitate to contact my office.

Si Yu`os Ma`ase`,

Vicente (ben) Cabrera Pangelinan
Chairman

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

Vice Chairman
Committee on Education

Member
Committee on Rules,
Federal, Foreign &
Micronesian Affairs and
Human & Natural
Resources

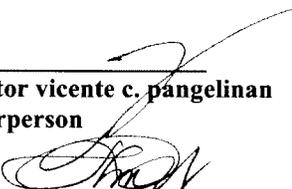
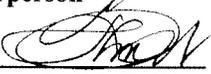
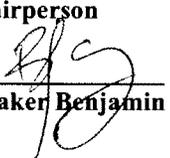
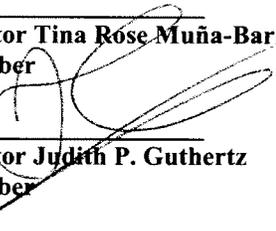
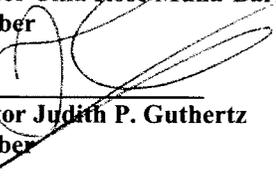
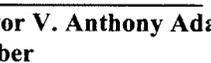
Member
Committee on
Municipal Affairs,
Tourism, Housing, and
Recreation

Member
Committee on the Guam
Military Buildup and
Homeland Security

Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

I MINA' TRENTAI UNU NA LIHESLATURAN GUÁHAN
Committee Voting Sheet
Committee on Appropriations, Taxation, Public Debt, Banking, Insurance,
Retirement, and Land

Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Committee Members	To Pass	To Not Pass	Report Out	Abstain	Inactive Files
 Senator vicente c. pangelinan Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Speaker Judith T. Won Pat, Ed.D Vice Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Vice Speaker Benjamin J.F Cruz Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Senator Tina Rose Muña-Barnes Member	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Senator Judith P. Guthertz Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Senator Dennis Rodriguez, Jr. Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Senator V. Anthony Ada Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Senator Christopher M. Dueñas Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Senator Mana Silva Taijeron Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



the People

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

Vice Chairman
Committee on Education

Member
Committee on Rules,
Federal, Foreign &
Micronesian Affairs and
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Resources

Member
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Municipal Affairs,
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Member
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Military Buildup and
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Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

Committee Report

Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

I. OVERVIEW

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land convened a public hearing on November 29, 2011 at 1:00 pm in *I Liheslatura's* Public Hearing Room.

Public Notice Requirements

Notices were disseminated via hand-delivery and e-mail to all senators and all main media broadcasting outlets on November 21, 2011 (5-Day Notice), and again on November 27, 2011 (48 Hour Notice).

(a) Committee Members and Senators Present

Senator Vicente (ben) Cabrera Pangelinan, Chairman
Senator Dennis Rodriguez, Member
Senator V. Anthony Ada, Member
Senator Mana Silva Tajeron, Member
Senator Adolpho Palacios
Senator Tom Ada
Senator Frank Blas, Jr.

(b) Appearing before the Committee

Ms. Melissa Savares, Dededo Mayor
Mr. Joe McDonald

(c) Written Testimonies Submitted

Mr. Thomas A. Cruz, GWA – Chief Engineer
Mr. Monte Mafnas, DLM – Acting Director
Mr. Joseph D. McDonald

II. COMMITTEE PROCEEDINGS

(a) Bill Sponsor Summary

Senator Blas, Jr.: Blas: Thank you Mr. chair. This bill was originally introduced to this body as bill 310-31 and to be in compliance with the law and our standing rules, my office took it back and worked with Mr. McDonald and his family and we were able to craft and break up the bill 310 into the set of bills 352 to 359-31. What the bills in totality request this legislature to do is to grant the lots in the Municipality of Dededo to be rezoned from multifamily dwelling to commercial “C” zones. Mr. McDonald and my office have provided the committee with not only the maps that are attached to each of the bills but also written testimony that is also pretty concise with regards to where the property is at, the impact and the areas surrounding the property with a brief explanation as to what the intended use of the property is.

(b) Testimony

1. Ms. Melissa Savares, Dededo Mayor

Mayor Savares: Thank you again Senator, my name is Melissa Savares and I am the Mayor of Dededo. I am here to support Mr. McDonalds request on bill number 352-59-31. As we know, there is a delay on the military build-up and as we know, this property is located across the street from the gate of NCTS, which is a Naval Telecommunications station, and behind that is the NCS housing area, which has many residential homes. There is an elementary school above the property about 600 feet up. Other lots between the school and his property are already “C” zones. With that, he’s already in between commercial lots , Shell gas station and Kasperbauer lot, right along Artero drive and route 3.

For commercial use, I support the zone change, however I will be inviting Mr. McDonald and his family to our Municipal planning council in December to present to our council so we can present a resolution to support. I did speak to other family members in the vicinity and they are in favor of the change. I did ask two of them to be here today but due to conflict in their work schedule, they are not able to attend this hearing.

Again, the restriction, since we have a bus stop outside Shell gas station, an elementary school where students walk to school, I support the commercial use but if this should be passed and it makes it to the floor for voting I would like to request restrictions of bars and strip joints because of the elementary school and the bus stop in the vicinity.

Thank you.

Panel Comments and Questions

Chairman Pangelinan: Thank you

2. Mr. Joe McDonald

Mr. McDonald: Joe McDonald, I am married to a landowner up there, and as the Mayor has said, these eight (8) lots are in between two large commercial zones and across the commercial zone, NCTMS. There is one thing I would like to point out the waterworks says there is an 8 inches sewer line in the back. It is not 8 inches it is 36 inches. If you look at the end, there is a layout of their pipes, sewer lines, manholes and stuff.

That's all Senator, thank you.

Panel Comments and Questions

Chairman Pangelinan: This concludes the testimony on Bill No. 359-31. There being no additional individuals to present any additional testimony, this Committee will continue to remain open for the acceptance of any additional information or public testimony on the bill discussed. You can submit those testimonies to my office directly on Soledad Avenue, as well as the Guam Legislature or through any of the electronic processes either email at senbenp@guam.net or through our website at senbenp.com

For the record, I want to note, the committee did send out notices to each of the government agencies that part of the agency review committee that would review every application for rezoning with the Guam Land Use Commission (GLUC). So, the same individuals that would review with the GLUC were notified for rezoning by the Legislature and were requested for their comments as well. We received testimony from Guam Waterworks on all the bills as to availability for water and sewer to the properties being affected by the rezoning. We sent notices to the Governor, Lt. Governor, AG, DLM, ARC, Mayor of Dededo and the family. We are doing our due diligence to request these agencies to comment and advise the legislature on these requests.

Senator Blas, Jr.: Mr. McDonald, Madam Mayor stated that she was going to invite the family to the Municipal planning council meeting for the proposed development, and she has requested to this body on two restrictions for the use of the lots, so I will assume that any resolution that comes from the meeting will be due to amicable decisions made.

III. FINDINGS & RECOMMENDATIONS

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land hereby reports out Bill No. 359-31 (COR), As Introduced, by the committee with the recommendation to report out only.

**I MINA'TRENTAI UNU NA LIHESLATURAN GUAHAN
2011 (FIRST) Regular Session**

Bill No. *359-31 (cor)*

Introduced by:

F. F. Blas, Jr. 

2011 OCT 24 PM 3:54 

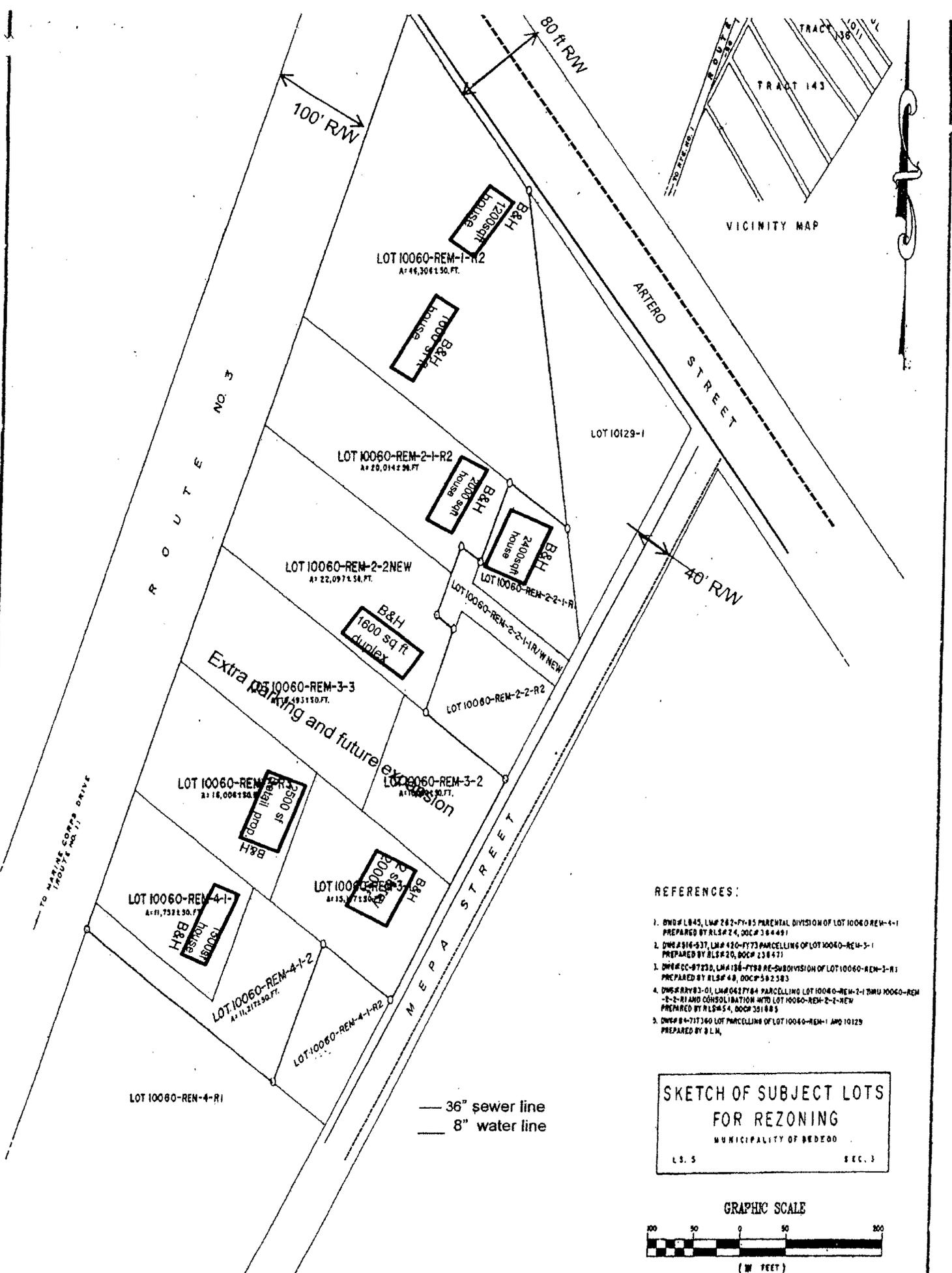
**AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1,
IN THE MUNICIPALITY OF DEDEDO FROM
SINGLE FAMILY/MULTI FAMILY DWELLING
("R1/R2") TO COMMERCIAL ("C") ZONE.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings. *I Liheslaturan Guåhan* finds that due to the increase of both civilian and military population along Route 3, especially in the Toguac – Gugogan area, a necessity for developing a complex that will house services and offices for businesses serving this area is greatly needed. The rezoning of this property will be convenient to the residents and employees of the five (5) public schools. The owners of the subject property are seeking the assistance of *I Liheslatura* to rezone their property from Single Family/Multi-Family Dwelling ("R1/R2") to Commercial (C) zone for the purpose of maximizing its potential use.

More importantly, *I Liheslatura* finds that the subject properties are surrounded by other properties zoned Commercial (C).

Section 2. Lot No. 10060 Rem-2-2-1-R1, Municipality of Dededo, containing an area of approximately 7,675 ± square feet is hereby rezoned from Single Family/Multi-Residential "R1/R2" to Commercial "C" Zone.

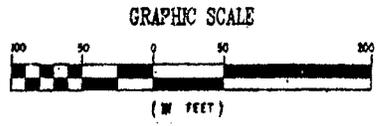


REFERENCES:

1. DWD# L845, LMP 282-FY-85 PARENTAL DIVISION OF LOT 10060-REM-4-1 PREPARED BY RLS# 24, DOC# 384491
2. DWD# A916-837, LMP 420-FY73 PARCELLING OF LOT 10060-REM-3-1 PREPARED BY RLS# 20, DOC# 238471
3. DWD# CC-87230, LMA 136-FY88 RE-SUBDIVISION OF LOT 10060-REM-3-R1 PREPARED BY RLS# 48, DOC# 582583
4. DWD# RY83-01, LMA 0427784 PARCELLING LOT 10060-REM-2-1 THRU 10060-REM-2-2-R1 AND CONSOLIDATION WTD LOT 10060-REM-2-2-NEW PREPARED BY RLS# 54, DOC# 321885
5. DWD# R-717360 LOT PARCELLING OF LOT 10060-REM-1 AND 10129 PREPARED BY S L N.

SKETCH OF SUBJECT LOTS
FOR REZONING
MUNICIPALITY OF BEDECO
L.S. 5 SEC. 3

— 36" sewer line
— 8" water line





**Mina'trentai Unu Na Liheslaturan Guahan
THIRTY-FIRST GUAM LEGISLATURE
Senator Vicente "ben" Cabrera Pangelinan**

**COMMITTEE ON APPROPRIATIONS, TAXATION, PUBLIC DEBT, BANKING,
INSURANCE, RETIREMENT AND LAND
Tuesday, November 29, 2011
Bill No. 352 - 359**

SIGN UP SHEET

NAME	ADDRESS	PHONE	EMAIL	WRITTEN	ORAL	SUPPORT Yes No
Joe Vasquez	Box 27108 FMF	727-9801	Torres @fmf.gm	✓	✓	
Melissa Samaras	Dededo	632-5303			✓	Yes



GUAM WATERWORKS AUTHORITY

578 North Marine Corps Drive | Tamuning | Guam 96913

November 29, 2011

Senator Vicente C. Pangelinan
Thirty First Legislature
324 West Soledad Avenue
Hagatna, Guam 96932

SUBJECT:

Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agricultural "A" to Commercial "C"

Bill No. 352-31 (COR): an Act to rezone Lot No. 10060REM-4-1-1 in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 353-31 (COR): An Act to Rezone Lot No. 10060 REM 3-R3, in the Municipality of Dededo from Single-Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 354-31 (COR): An Act to re-zone Lot No. 10060-REM-3-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 355-31 (COR): An Act to rezone Lot No. 10060 REM 3-2, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial "C" Zone

Bill No. 356-31 (COR): an Act to rezone Lot No. 10060REM-3-3, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 357-31 (COR): An Act to Rezone Lot No. 10060 REM -2-2NEW, in the Municipality of Dededo from Single-Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 358-31 (COR): An Act to re-zone Lot No. 10060-REM-2-1-R2, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM -2-2-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial "C" Zone



GUAM WATERWORKS AUTHORITY

578 North Marine Corps Drive | Tamuning | Guam 96913

Page 2

Position Statement on Bill Numbers 175, 352, 353, 354, 355, 356, 357, 358, 359, 369, 370, 371

Bill No. 369-31 (COR): an Act to zone the previously unzoned Lot No. 1060-5-1, in the Municipality of Barrigada to Single-Family Dwelling ("R-1") Zone.

Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060 -5-2, in the Municipality of Barrigada to Single-Family Dwelling ("R-1") Zone.

Bill No. 371-31 (COR): An Act to re-zone Lot No. 19A-3, in the Municipality of Sinajana from Single Family Dwelling ("R1") to Multi-Family Dwelling ("R-2") Zone.

Honorable Senator Pangelinan:

This is in response to your letter dated November 21, 2011 inviting the Guam Waterworks Authority (GWA) to a public hearing to provide written or oral testimony regarding the above subject. This letter shall serve as GWA's position statement to the above zone change requests related to availability of water and sewer infrastructures to serve the above subject lots. This position statement shall not be construed as a notice that water and wastewater services are immediately available for the subject lots, nor that the current water and sewer systems have the capacities to accommodate the future developments without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the properties shall be subject to the rules and regulations of GWA. Any required extension to the existing facilities to serve the subject property shall be at the expenses of the property owner.

According to GWA records, the followings are the existing water and sewer facilities adjacent to the subject properties.

- 1) Lot No. 5231-9-1, Municipality of Dededo, requesting to rezone from "A" (agriculture) to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline located along Alageta Street fronting the subject lot. There is no public sewer line in the area.

Page 3

Position Statement on Bill Numbers 175, 352, 353, 354, 355, 356, 357, 358, 359, 369, 370, 371

- 2) Lot No. 10060-REM-4-1-1, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 3) Lot No. 10060 REM 3-R3, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 4) Lot No. 10060 REM 3-1, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline and an eight inches (8") sewer line located along Mepa Street fronting the subject lot.
- 5) Lot No. 10060R-3-2, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline and an eight inches (8") sewer line located along Mepa Street fronting the subject lot.
- 6) Lot No. 10060REM-3-3, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 7) Lot No. 10060REM-2-2NEW, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 8) Lot No. 10060REM-2-1-R2, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.



GUAM WATERWORKS AUTHORITY
578 North Marine Corps Drive | Tamuning | Guam 96913

Page 4

Position Statement on Bill Numbers 175, 352, 353, 354, 355, 356, 357, 358, 359, 369, 370, 371

- 9) Lot No. 10060REM-2-2-1-R1, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2) to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline and an eight inches (8") sewer line is located along Mepa Street fronting the subject lot.
- 10) Lot 1060-5-1, Municipality of Barrigada, requesting to zone the previously unzoned to Single-Family Dwelling ("R-1"). GWA certified that there is an existing six inches (6") waterline located along Route 8A approximately four hundred fifty feet (450") from the subject lot. An existing eight inches (8") sewer line is located along Route 8A fronting the subject lot.
- 11) Lot 1060-5-2, Municipality of Barrigada, requesting to zone the previously unzoned to Single-Family Dwelling ("R-1"). GWA certified that there is an existing six inches (6") waterline located along Route 8A approximately four hundred feet (400") from the subject lot. An existing eight inches (8") sewer line is located along Route 8A fronting the subject lot.
- 12) Lot 19A-3, Municipality of Sinajana, requesting to rezone from Single-Family Dwelling ("R-1") to Multiple-Family Dwelling zone. GWA certified that there is an existing six inches (6") waterline and an eight inches (8") sewer line located along Joseph Cruz Avenue fronting the subject lot.

For additional information please contact Mr. Menglou Wang, Senior Engineer Supervisor, at 647-0492.

Respectfully,



Thomas A. Cruz, P.E.
Chief Engineer





DIPÅTTAMENTON MINANEHAN TÅNO'
 (Department of Land Management)
GUBETNAMENTON GUÅHAN
 (Government of Guahan)



EDDIE BAZA CALVO
 Governor

RAY TENORIO
 Lieutenant Governor

MONTE MAFNAS
 Acting Director

Street Address:
 590 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

Mailing Address:
 P.O. Box 2950
 Hagåtña, GU 96932

Website:
<http://dlm.guam.gov>

E-mail Address:
dlmdir@dlm.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

December 5, 2011

Senator Vicente (Ben) C. Pangelinan
 Thirty-First Guam Legislature
 524 W. Soledad Ave., Suite 100
 Hagåtña, GU 96932

Subject: Comments on Bills 356-31 through 359-31

Bueñas Yan Hafa Adai:

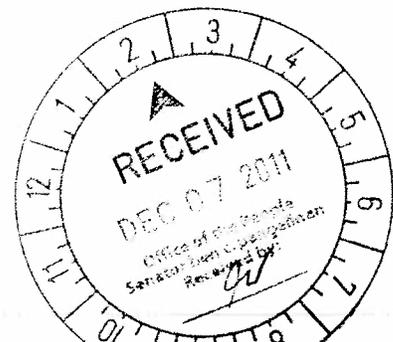
The Department has reviewed previous legislative proposal of similar if not on the same subject matter for all the above proposed legislation. Bill Nos. 356-31 through 359-31 reflects a request to rezone contiguous properties from "R-1/R-2" single and multi-family residential zone and reiterates earlier comments for Bill Nos. 352-31 through 355-31.

Again, the Department would like to remind all concern that our Guam Legislature delegated land use development, inclusive of the authority to act on zone changes, through Public Law 1-88, as amended, to the Guam Land Use Commission via the Department of Land Management as its administrative arm. As well, processes exist and are in place by statute for the purpose of changing zones that is not only efficient but also considers all aspect of land use planning in respect to promoting public necessity, public convenience, and general welfare.

Should you have additional questions or need further clarification please contact the Acting Chief Planner at 649-5263, extension 311.

Senseramente,

Monte Mafnas
 Acting Director, Department of Land Management



31st Legislative
Zone Change Request
from R1/R2 Limited to Commercial

For

**Lots 10060-Rem-4-1-1, 10060-Rem-3-1, 10060-Rem-3-2
10060-Rem-3-R3, 10060-Rem-3-3, 10060-Rem-2-2New,
Lot 10060-Rem-2-2-1-R1, 10060-Rem-2-1-R2.**

Submitted by:

Joseph D. McDonald

July 2011



JOSEPH D. McDONALD

P.O. Box 22169 Barrigada, Guam 96921

671-727-9106

July 5, 2011

Subject: Request for Zone Change from R1/R2(Limited) to Commercial for Lots 10060-Rem-4-1-1, 10060 Rem-3-R3, 10060 Rem-3-1, 10060-Rem-3-3, 10060 Rem-3-2, 10060-Rem-2-2,10060-REM-2-2-1-R1, 10060-Rem-2-1-R2.

On behalf of myself, Evelina C. McDonald, Melvia A. Cafky, Roseana E. Duenas Palmer, Anthony M. Sablan, Francisca C. Sablan, Ky Wong, Lan Wien Lien, and Y'Asela Pereira The applicants are seeking approval of 31st Guam Legislature to convert existing structures and erecting new buildings to form an integrated commercial complex consisting of retail and office space. In order, to do this project a zone change for the above subject lots from R1 (with limited R2 usage per attached public law 21-80) to C is required.

Location

The properties consist of \pm 10383 sq. meters and are located in Toguac - Gugogan area along Route 3 across the entrance to Ncts Naval base with the McDonald's Restaurant near the access to the base. The properties are next to a Shell gas station and White market, to the rear of the properties is Mepa St. a 40 ft. paved easement with a 6 inch water line, 36 inch sewer line and street lights. Main Access to the project will be from Route 3.

Lots 100600Rem-4-1-1, is next to a commercial complex that has a Shell Gas Station, restaurant and a grocery store. Lot 10060-4-1-1 has a house with tin roof on it and will be demolished and a commercial building of 1500 sq. ft. will be built on it. This will be for offices or financial institution.

Lot 10060 Rem 3-R3 and 10060 Rem 3-1 is rectangular in shape and is across from McDonald's restaurant on the other side of Route 3. Both lots have combined area of 2994 sm Lot 10060 Rem 3-R3 is vacant and a building of 2500 sq. feet will be erected to possible house a fast food restaurant or other services. Lot 10060 Rem 3 -1- has a two story house on it. The owner would like to live upstairs and rent out the first floor as office space.

Lot 10060 Rem 3-2 and 10060 Rem 3-3 is rectangular in shape and are currently vacant. These lots are to be used for parking and future expansion. The lots are 2740 Sq. metes.

Lot 10060 -Rem-2-2New is rectangular in shape and contains 2053 sq. meters. There is a 1600 sq. feet duplex on the property with 1 unit being vacant. The owners wish to convert it to office space.

10060 Rem2-1-R2 is rectangular in shape and contains 1859 sq. meters. There is a 2000 sq. ft. house on it. The owner wishes to move out of the house and convert it to office space.

SUMMARY OF PHYSICAL INFRASTRUCTURE DEMANDS

Utilities: Electrical power will be provided by Guam Power Authority via their existing power system in place. Potable water and waste water services will be provided by Guam Waterworks Authority. Along existing systems in place. Land line telephone services are available from Gta and MCV systems in place. Solid waste disposal will be provided by DPW or private companies. Drainage system will be installed on site as required by DPW.

Access: Access to the project is primarily from Route 3 which spans the entire length of the properties. Route 3 is major highway of a 100 ft. easement with asphalt pavement and street lights. On the east side of the property is Mepa St. a forty ft. asphalt paved right of way with street lights, 8 inch water line and 36 inch sewer line.

ZONE CHANGE JUSTIFICATIONS AS MANDATED BY PUBLIC LAW 21 GCA, CH. 61 SECT. 61630

- A. **Public Necessity.** Due to the increase of both civilian and military population along Route 3 especially in the Toguac – Gugogan Area Across from Ncts., a necessity for development for complex that will house services and offices for businesses serving this area and for the population needing these services. Numerous companies have sought to rent space from the existing building and or land but the zoning does not permit there operations. Business's seeking space on these properties are phone companies, fast foods, finance, ATM's drive thru, insurance, contractor's field office, engineers, labs and other services.
- B. **Public Convenience.** The proposed project will be convenient to the employees of the five public schools, a new chapel in the planning stage. In addition the military plans to house additional military personnel in the Ncts. complex. This project will be convenient to both military and civilian population along Route 3 and Route 9.
- C. **General Welfare.** The proposed development will provide both civilian and military residents along Route 3 to obtain services which otherwise they would have to drive a substantial distance to get to. DPW is currently planning to expand the full length of Route 3 to 4 and 5 lanes. Upon completion of this expansion, Dpw estimates that 45,000 cars will be utilizing Route 3. This project will help keep a portion of this traffic from having to travel to congested Route 1, save fuel and lessen car pollution and this will serve the general welfare of the Island.

Thank you for your time and consideration.

Thank you,



Joseph D. McDonald

Attachments

- 1 SKETCH OF LOTS TO BE REZONED**
- 2 TO 5 MAPS OF LOT TO BE REZONED**
- 6 GOOGLE PICTURE OF AREA**
- 7 TO 9 COMMERCIAL ACTIVITIES**
- 10 MAP OF SEWER AND WATER LINES**
- 11 1000 FT RADIUS WITH CURRENT ZONE**

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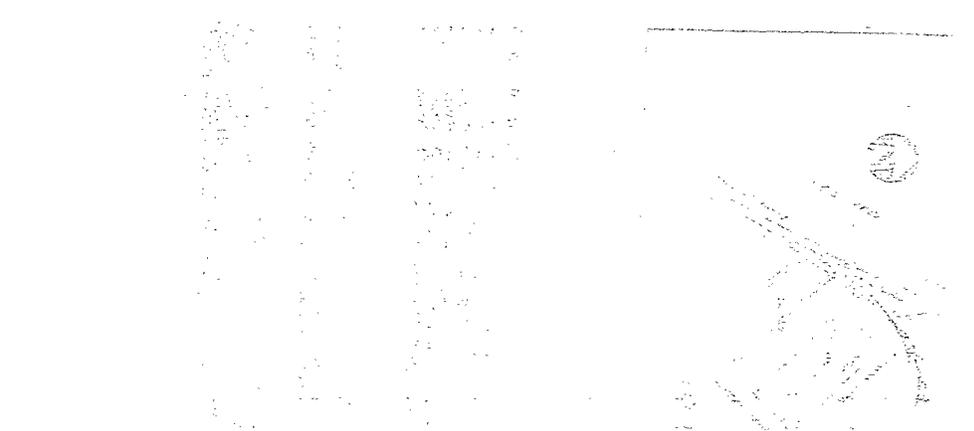
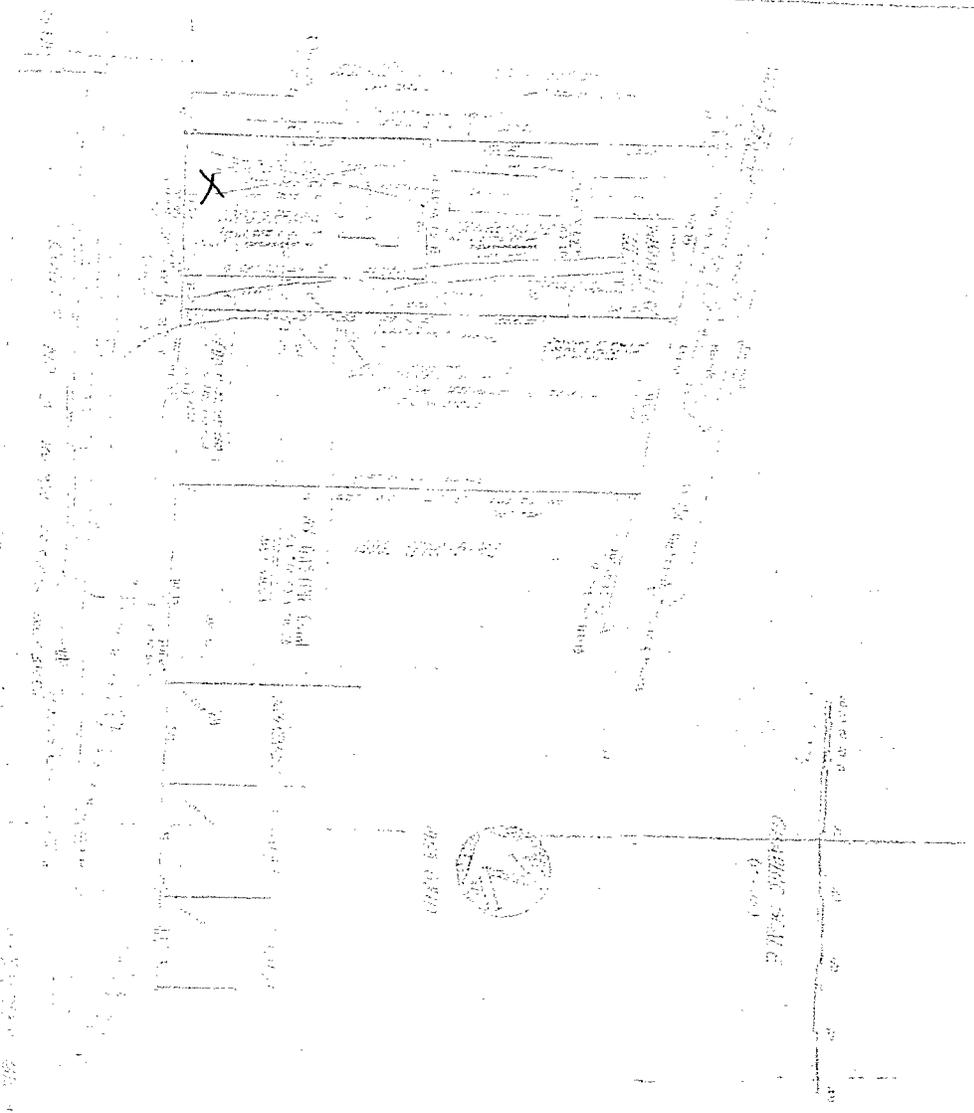
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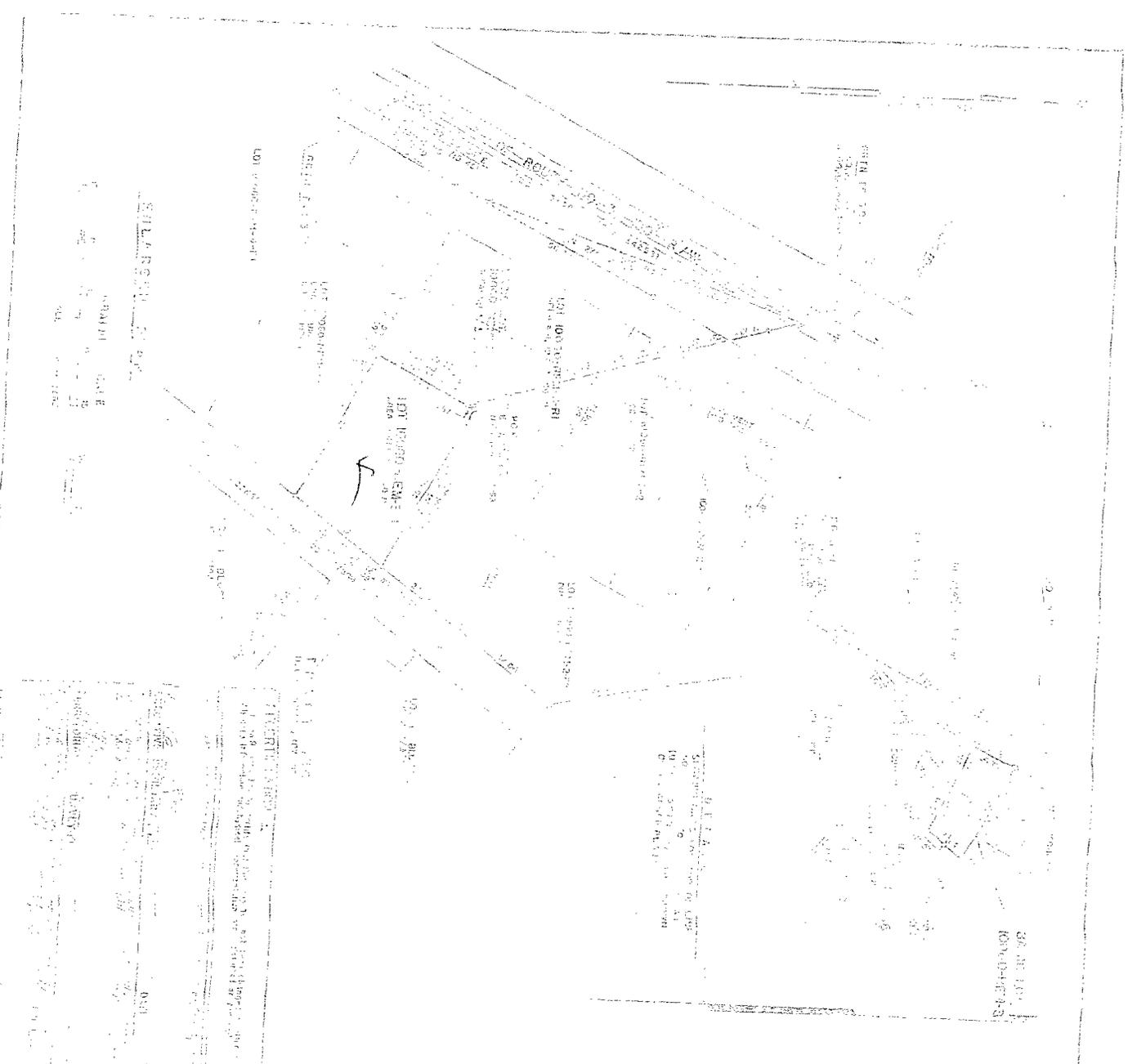
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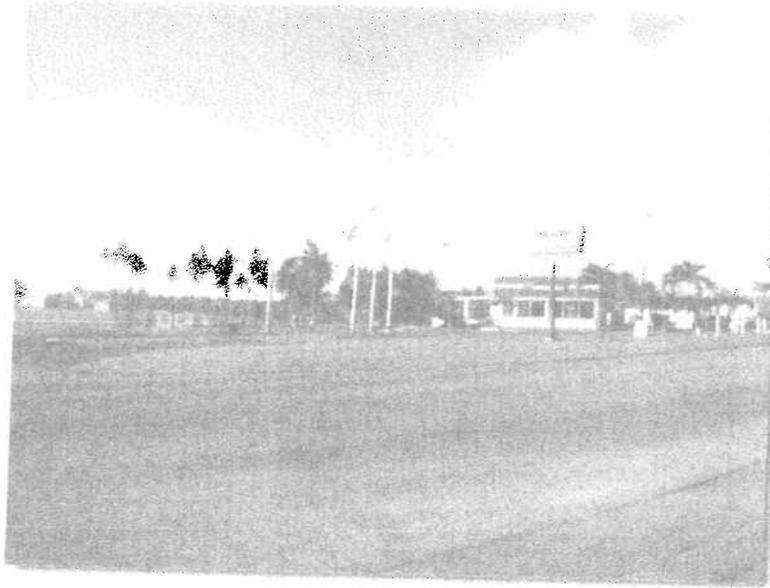
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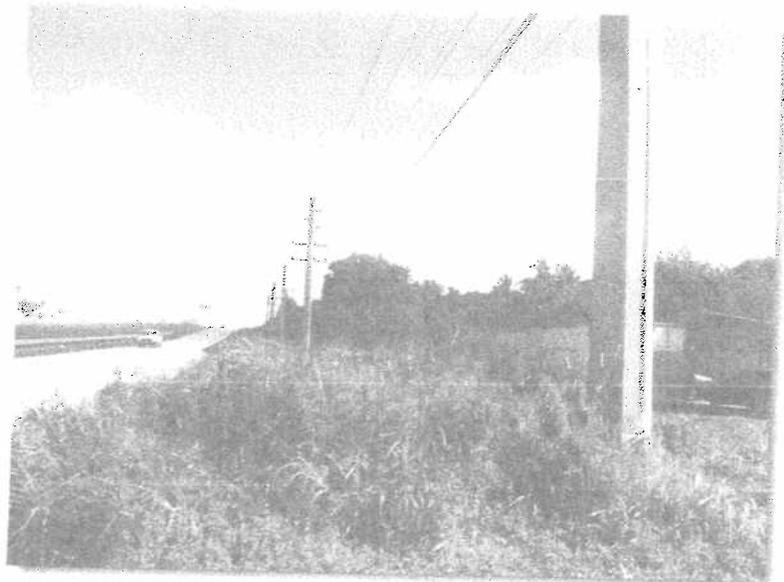
©2011 Google

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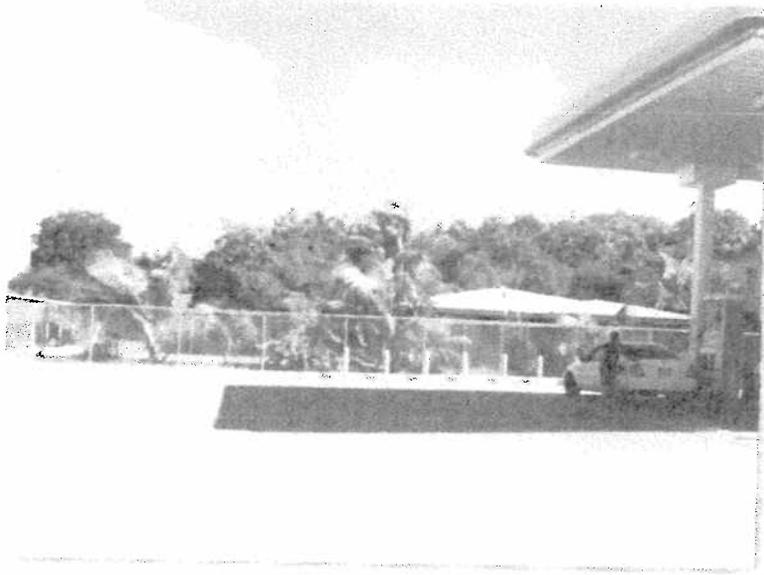
Entrance to Nctams



Route 3 and property



Rear of property on Mepa
St



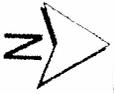
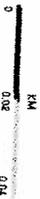
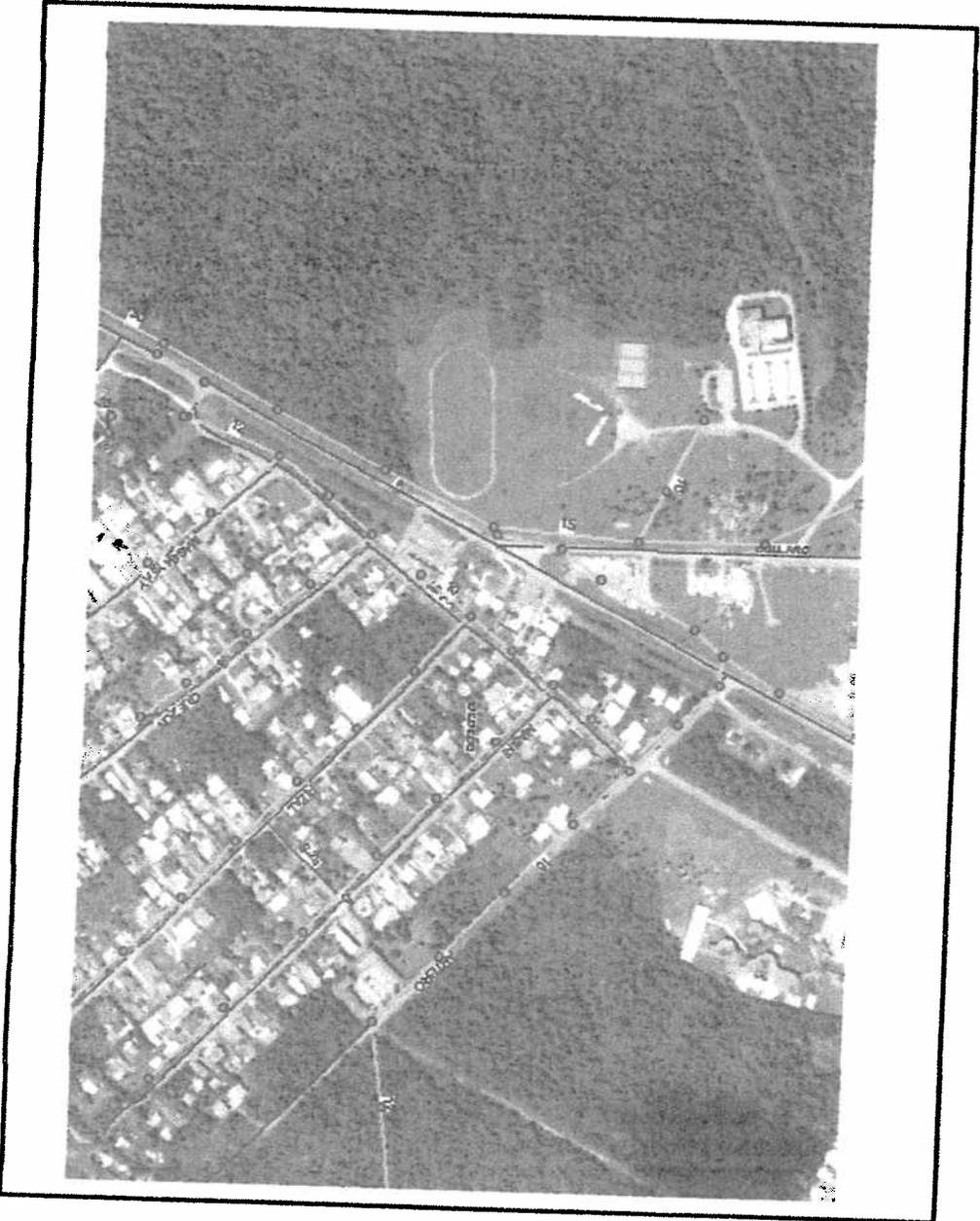
Property viewed from Shell

Shell



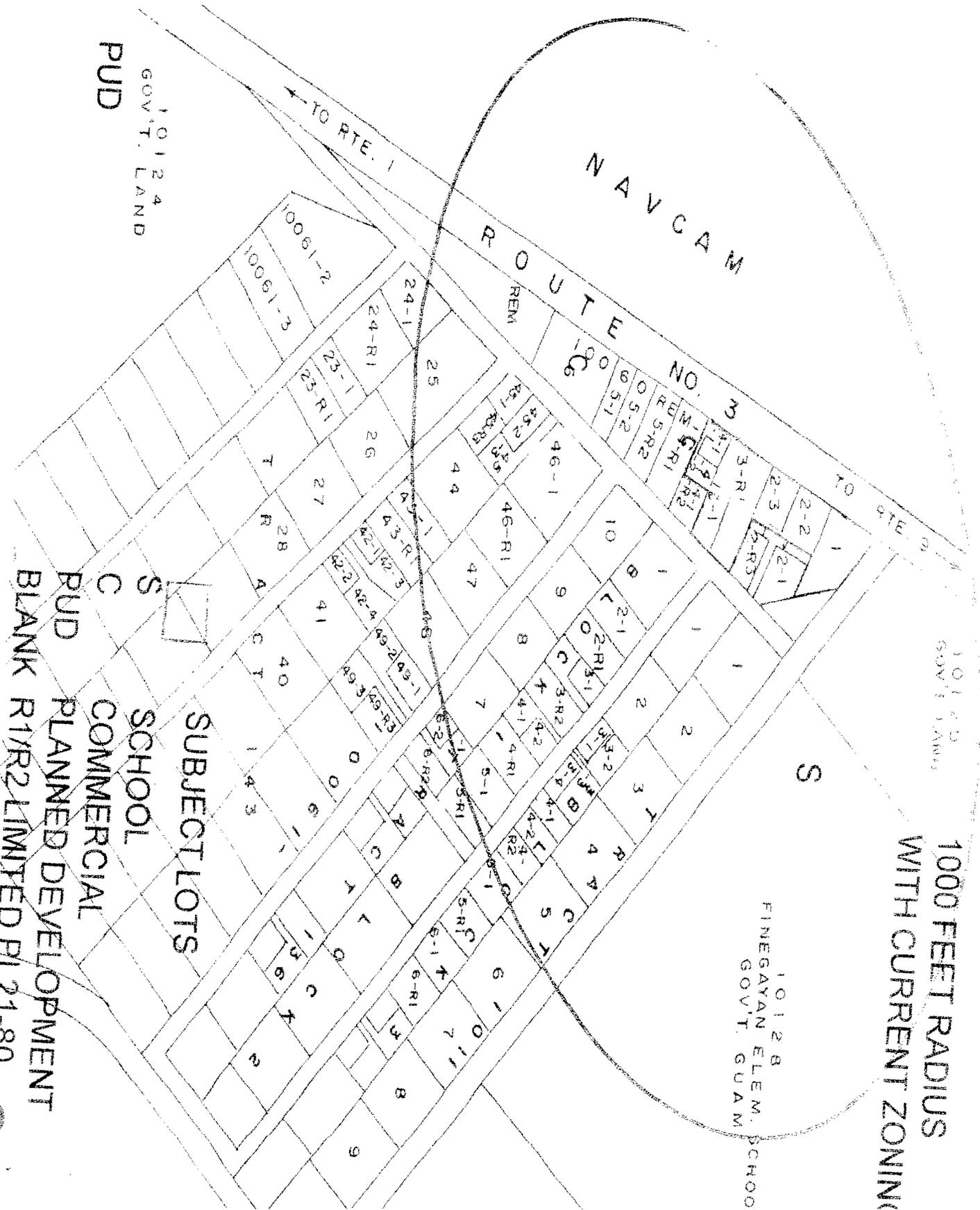
McDonald's and NCTAMS

Map Title



- PumpStation_Project (PUMPNAME)
- Plant_Project (PLANTNAME)
- Manhole_Project
- WWPS-06Aug7_Project (NAME)
- SewerLateral_Project
- SewerMain_Project (DIAMETER)
- MunicipalBoundary_Project (TAG)
- geo_roads_adjusted93_Project (STREET)

1000 FEET RADIUS
WITH CURRENT ZONING



10124
GOV'T. LAND
PUD

10123
GOV'T. LAND

10128
FINEGAYAN ELEM. SCHOOL
GOV'T. GUAM

SUBJECT LOTS
SCHOOL
COMMERCIAL
PLANNED DEVELOPMENT
BLANK R1R2 LIMITED PL 21-80

**Bureau of Budget & Management Research
Fiscal Note of Bill No. 359-31 (COR)**

AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1, IN THE MUNICIPALITY OF DEDEDO FROM SINGLE FAMILY/MULTI FAMILY DWELLING ("R1/R2") TO COMMERCIAL ("C") ZONE.

Department/Agency Appropriation Information	
Dept./Agency Affected: Department of Land Management	Dept./Agency Head: Monte Mafnas, Acting Director
Department's General Fund (GF) appropriation(s) to date:	640,932
Department's Other Fund (Land Survey Revolving Fund) appropriation(s) to date:	2,885,837
Total Department/Agency Appropriation(s) to date:	\$3,526,769

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2011 Unreserved Fund Balance ¹		\$0	\$0
FY 2012 Adopted Revenues	\$0	\$0	\$0
FY 2012 Appro. (P.L. 31-75 & 31-77)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2012 (if applicable)	FY 2013	FY 2014	FY 2015	FY 2016
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
(Specify Special Fund)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

1. Does the bill contain "revenue generating" provisions? / x / Yes // No
If Yes, see attachment 1/
2. Is amount appropriated adequate to fund the intent of the appropriation? / x / N/A // Yes // No
If no, what is the additional amount required? \$ _____
/ x / N/A
3. Does the Bill establish a new program/agency? // Yes / x / No
If yes, will the program duplicate existing programs/agencies? / x / N/A // Yes // No
Is there a federal mandate to establish the program/agency? // Yes / x / No
4. Will the enactment of this Bill require new physical facilities? // Yes / x / No
5. Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: / x / Yes // No
/x/ Requested agency comments not received by due date // Other: _____

Analyst: <u>Evelyn G. Fernandez</u> Evelyn G. Fernandez, BMA III	Date: <u>11/15/11</u>	Director: <u>[Signature]</u> John A. Rios, Director	Date: <u>11/16/11</u>
---	-----------------------	--	-----------------------

Footnotes:

There is a potential for additional revenues to the Government of Guam in terms of real property and income taxes due from ensuing business activities as a result of rezoning Lot Number 10060 Rem-2-2-1-R1 from Single Family/Multi-Residential ("R1/R2") to Commercial ("C") zone. The overall potential financial impact of the Bill, in its present form, cannot be determined at this time. Bill No. 359-31 (COR) is similar to Bill No. 310-31 (COR) for which fiscal note comments have already been submitted.



COMMITTEE ON RULES

I Mina'trentai Unu na Liheslaturan Guåhan • The 31st Guam Legislature

155 Hesler Place, Hagåtña, Guam 96910 • www.guamlegislature.com

E-mail: roryforguam@gmail.com • Tel: (671)472-7679 • Fax: (671)472-3547

Senator
Rory J. Respicio
CHAIRPERSON
MAJORITY LEADER

Senator
Judith P. Guthertz
VICE CHAIRPERSON
ASST. MAJORITY LEADER

MAJORITY MEMBERS:

Speaker
Judith T. Won Pat

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Benjamin J. F. Cruz

Senator
Tina Rose Muña Barnes
LEGISLATIVE SECRETARY
MAJORITY WHIP

Senator
Dennis G. Rodriguez, Jr.
ASST. MAJORITY WHIP

Senator
Thomas C. Ada

Senator
Adolpho B. Palacios, Sr.

Senator
vicente c. pangelinan

MINORITY MEMBERS:

Senator
Aline A. Yamashita
ASST. MINORITY LEADER

Senator
Christopher M. Duenas

October 25, 2011

MEMORANDUM

To: **Pat Santos**
Clerk of the Legislature

Attorney Therese M. Terlaje
Legislative Legal Counsel

From: **Senator Rory J. Respicio**

Subject: **Referral of Bill Nos. 352-31(COR) & 359-31 (COR)**

As the Chairperson of the Committee on Rules, I am forwarding my referral of Bill Nos. 352-31 (COR) and 359-31 (COR).

Please ensure that the subject bills are referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all members of *I Mina'trentai Unu na Liheslaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.

Si Yu'os Ma'åse!

(8) Attachment

2011 OCT 27 PM 4:01

I Mina'Trentai Unu Na Liheslaturan Guáhan

Bill Log Sheet

October 24, 2011

Page 1 of 1

Bill No.	Sponsor(s)	Title	Date Introduced	Date Referred	120 Day Deadline	Committee Referred	Public Hearing Date	Date Committee Report Filed	Status (Date) Passed? Failed? Vetoed? Overridden? Public Law?
359-31 (COR)	F. F. Blas, Jr.	AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-RI, IN THE MUNICIPALITY OF DEDEDO FROM SINGLE FAMILY/MULTI FAMILY DWELLING ("R1/R2") TO COMMERCIAL ("C") ZONE.	10/24/11 3:54 p.m	10/25/11		Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land.			



I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

November 21, 2011

Memorandum

To: All Senators
From: Senator Vicente (ben) Cabrera Pangelinan
Re: Public Hearing – FIRST NOTICE

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

Vice Chairman
Committee on Education

Member
Committee on Rules,
Federal, Foreign &
Micronesia Affairs and
Human & Natural
Resources

Member
Committee on
Municipal Affairs,
Tourism, Housing, and
Recreation

Member
Committee on the Guam
Military Buildup and
Homeland Security

Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing on **Tuesday, November 29, 2011 beginning at 1:00m** at the Guam Legislature's Public Hearing Room and **beginning at 6:30pm** at the Chalan Pago Community Center.

Agenda
1:00 pm
Guam Legislature Public Hearing Room

Bill No. 205-31 (COR): An Act authorizing *I Maga'lahen Guahan* to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

Bill No. 280-31 (COR): An Act to appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving Fund for the purpose of purchasing ambulances.

Bill No. 328-31 (COR): An Act to provide for the regulated conduct of special tasting and sampling events at approved locations, when conducted by a off-sale licensee, wholesale licensee or agent licensee for the sale of alcoholic beverages and distilled spirits by adding a New §3229 to Article 2 of §3215, Chapter 3, and by amending §3413 of Article 4 of Chapter 3, both of Title 11, Guam Code Annotated.

Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".

Bill No. 251-31 (COR): An Act relative to re-zoning Lot No. 54NEW-R1, located in the Municipality of Tamuning, from Residential ("R-1") to Commercial ("C") for purposes of establishing a medical related business.

Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, In the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 354-31 (COR): An Act to rezone Lot No. 10060-REM-3-1, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 355-31 (COR): An Act to rezone Lot No. 10060 REM 3-2, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 356-31 (COR): An Act to rezone Lot No. 10060 REM 3-3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 357-31 (COR): An Act to rezone Lot No. 10060-REM-2-2NEW, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 358-31 (COR): An Act to rezone Lot No. 10060 REM2-1-R2, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 369-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-1, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).

Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-2, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).

Bill No. 371-31 (COR): An Act to rezone Lot No. 19A-3, in the Municipality of Sinajana from Single-Family Dwelling (R-1) to Multiple-Family Dwelling (R-2) Zone.

Agenda

6:30pm

Chalan Pago Community Center

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.

Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.

Yanggen un nisisita espesiãt na setbision, put fabot ågang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hãlom gi i uepsait i Liheslaturan Guãhan gi www.guamlegislature.com. Yanggen para un na’hãlom testigu-mu, chule’ para i ifisinan-mãmi gi 324 West Soledad Avenue gi iya Hagãtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi senbenp@guam.net. Este na nutisiu inapãsi nu i fendon gubetnamento.

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature’s website at www.guamlegislature.com. Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagãtña or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at senbenp@guam.net

Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

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Agenda

6:30pm

Chalan Pago Community Center

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.

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Saina Ma'ase.

Lisa Cipollone
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Hafa Adai,
Senator Vicente (ben) Cabrera Pangelinan and the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on Tuesday, November 29 beginning at 1:00pm at the Guam Legislature Public Hearing Room and 6:30pm at the Chalan Pago Community Center. The agenda is as follows:

INEKUNGOK PUPBLEKO (PUBLIC HEARING)

gi Måttes, gi diha 29 gi Nubembre 2011 (Tuesday, November 29, 2011)

Kuåtton Inekungok Pupbleko gi I Liheslaturan Guáhan (Guam Legislature Public Hearing Room)

TAREHA (AGENDA)

ala una gi despues di talo'áni (1:00 PM)

Priniponi Siha (Bills)

Bill No. 205-31 (COR): An Act authorizing I Maga'lahan Guahan to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

Bill No. 280-31 (COR): An Act to Appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving Fund for the purpose of purchasing ambulances.

Bill No. 328-31 (COR): An Act to provide for the regulated conduct of special tasting and sampling events at approved locations, when conducted by a off-sale licensee, wholesale licensee or agent licensee for the sale of alcoholic beverages and distilled spirits by adding a New §3229 to Article 2 of §3215, Chapter 3, and by amending §3413 of Article 4 of Chapter 3, both of Title 11, Guam Code Annotated.

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Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".

Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

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**Sentan Kumunidat Chalan Pago
(Chalan Pago Community Center)**

**TAREHA
(AGENDA)**

*gi alas 6:30 gi pipuengi
(6:30 pm)*

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

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Saina Ma'ase,

Lisa Cipo'one
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Senator Vicente (ben) Cabrera Pangelinan (D)

November 27, 2011

Memorandum

To: All Senators
From: Senator Vicente (ben) Cabrera Pangelinan
Re: Public Hearing – SECOND NOTICE

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing on **Tuesday, November 29 2011 beginning at 1:00pm** at the Guam Legislature's Public Hearing Room and **beginning at 6:30pm** at the Chalan Pago Community Center.

Agenda

1:00 pm

Guam Legislature Public Hearing Room

Bill No. 205-31 (COR): An Act authorizing *I Maga'laken Guahan* to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

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Bill No. 251-31 (COR): An Act relative to re-zoning Lot No. 54NEW-R1, located in the Municipality of Tamuning, from Residential ("R-1") to Commercial ("C") for purposes of establishing a medical related business.

Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

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Reform

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Saina Ma'ase.

...
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Anjelica ...

Ariana Vil...

Artemio ...

Chris Bu...

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Selina O...

Senator ...

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Public Hearing - Second Notice

from Lisa Cipollone cipo@guamlegislature.org
to news@guampdn.com,
Sabrina Salas <sabrina@kuam.com>,
Jason Salas <jason@kuam.com>,
Mindy Aguon <mindy@kuam.com>,
nick@kuam.com,
Ken Quintanilla <keng@kuam.com>,
Josh Tyquiengco <jtyquiengco@k57.com>,
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Betsy Brown <betsy@k57.com>,
Kevin Kerrigan <kevin@k57.com>,
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bmkelman@guampdn.com,
Erin Thompson <egthompson@guampdn.com>,
Oyaol Ngirairiki <odngirairiki@guampdn.com>,
"Alladi, Amritha" <aalladi@guam.gannett.com>,
"Melyan, Catriona" <cmelyan@guam.gannett.com>

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date Sun, Nov 27, 2011 at 11:21 AM
subject Public Hearing - Second Notice
mailed-by guamlegislature.org

Hafa Adai,
Senator Vicente (ben) Cabrera Pangelinan and the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on Tuesday, November 29 beginning at 1:00pm at the Guam Legislature Public Hearing Room and 6:30pm at the Chalan Pago Community Center. The agenda is as follows:

**INEKUNGOK PUPBLEKO
(PUBLIC HEARING)**

*gi Máttes, gi diha 29 gi Nubembre 2011
(Tuesday, November 29, 2011)*

*Kuátton Inekungok Pupbleko gi I Liheslaturan Guáhan
(Guam Legislature Public Hearing Room)*

**TAREHA
(AGENDA)**

*ala una gi despues di talo'áni
(1:00 PM)*

**Priniponi Siha
(Bills)**

Bill No. 205-31 (COR): An Act authorizing *I Magsalaha Guahan* to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

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Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".

Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single

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- Referrals 2011 (1)
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- Tiyan
- Website Comments
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- Lisa Cipollone
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- Call phone
- olivia
- jane
- Anjelica ...
- Ariana Vil...
- Artemio ...
- Chris Bu...
- Scott Me...
- Selina O...
- Senator ...
- Stephani...

Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, In the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

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Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-2, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).

Bill No. 371-31 (COR): An Act to rezone Lot No. 19A-3, in the Municipality of Sinajana from Single-Family Dwelling (R-1) to Multiple-Family Dwelling (R-2) Zone.

Sentan Kumunidat Chalan Pago
(Chalan Pago Community Center)

TAREHA
(AGENDA)

gi alas 6:30 gi pipuengi
(6:30 pm)

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Yanggen un nisisita spesiat na setbision, put fabot agang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, halom gi i uepsait i Liheslaturan Guahan gi www.guamlegislature.com. Yanggen para na na'halom testigu-mu, chule' para i ifisinan-mami gi 324 West Soledad Avenue gi iya Hagatña, pat guatto gi i Kuatton Kaita gi i Liheslatura, pat faks gi 473-4238, patsino imel gi senbenp@guam.net. Este na nutisiu inapasi nu i fendon gubetnamento.

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature's website at www.guamlegislature.com. Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagatña or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at senbenp@guam.net

Saina Ma'ase.

..
Lisa Cipollone
Chief of Staff
Office of Senator ben c. pangelinan
(671) 473-4236
cipo@guamlegislature.org

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22 Employment 22

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- 22** Help wanted Assistant Manager/ Part Time-Sales & Marketing/ Bartender/Wait-Staff/Barista Tumon Bay Lobster & Grill. Apply in person from 3pm-5pm.
- 22** Kutsurogi hire professional reliable facial therapist after Guam 988-1713
- 22** Licensed Cosmetologist Needed. Pls. call Angel @ 637-7763
- 22** Marketing Director 3yrs min. exp req. email resume w/sal req. to dededolawoffice@gmail.com
- 22** Outside & Counter Part Sales positions. Exp w commercial trucks or heavy equip parts; excel cust serv skills; good org skills; comp lit; traffic & court clear req send resume to jobs@montcoequipment.com
- 22** Retail Leader and Sales Associate Available evenings/weekends Apply in person at PIC HR
- 22** Waitstaff. App in person @ Watabe Rest Grand Plaza Hotel Tumon
- 22** WANTED CERTIFIED ELECTRICIAN Call 649-9110 or 888-4479
- 22** WANTED-SKILLED CARPENTERS & MASONS RPM POOLS 646-4111

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THIRTY-FIRST GUAM LEGISLATURE
Senador Vicente "ben" Cabrera Pangelinan
Office of the People
Website: www.senbenp.com

INEXKUNOK PUPLEKO
(PUBLIC HEARING)
Mi Maltas, gi aka 29 gi Hubembre 2011
(Tuesday, November 29, 2011)
Kualtan Inexkunok Pupleko gi 1 Liheslaturan Guahan
(Guam Legislature Public Hearing Room)
TAREHA
(AGENDA)
na una gi despues di talo' ani
(1:00 PM)

- Prinponi Siba**
(Bills)
- Bill No. 206-31 (COR):** An Act authorizing I Moga'tahen Guahan to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.
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Sentan Komunidat Chalan Pago
(Chalan Pago Community Center)
TAREHA
(AGENDA)
gi aka 8:30 gi pipuengi
(8:30 pm)

- Bill No. 334-31 (COR):** An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "MI" Zone.
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- Yanggen un nisisita espesit na sebsion, put fabot agang i ifinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i prinponi siba ginen este na tareha, hitom gi i uepsat i Liheslaturan Guahan gi www.guamlegislature.com. Yanggen para un nahdom testigu-mu, chule' para i ifinan-mami gi 324 West Soledad Avenue gi Iya Hagahira, put guatto gi i Kualtan Kaita gi i Liheslatura, put faks gi 473-4238, patino imel gi senben@guam.net. E ate na noutisio inapasi nu i fendon gubernamento.
- If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature's website at www.guamlegislature.com. Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagahira or at the Mail Room of the

Nov 27, 2011



**I Mina'trentai Unu Na
Lihselaturan Guahan
THIRTY-FIRST GUAM LEGISLATURE**

**Senator Vicente "ben" Cabrera Pangelinan
Office of the People**

Website: www.senbenp.com

**INEKUNGOK PUPBLEKO
(PUBLIC HEARING)**

***gi Måttes, gi diha 29 gi Nubembre 2011
(Tuesday, November 29, 2011)***

***Kuåtton Inekungok Pupbleko gi I Lihselaturan Guahan
(Guam Legislature Public Hearing Room)***

**TAREHA
(AGENDA)**

***ala una gi despues di talo'ani
(1:00 PM)***

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(Bills)**

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**Sentan Kumunidat Chalan Pago
(Chalan Pago Community Center)**

**TAREHA
(AGENDA)**

**gi alas 6:30 gi pipuengi
(6:30 pm)**

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**DEDEDO MUNICIPAL PLANNING COUNCIL
MUNICIPALITY OF DEDEDO**

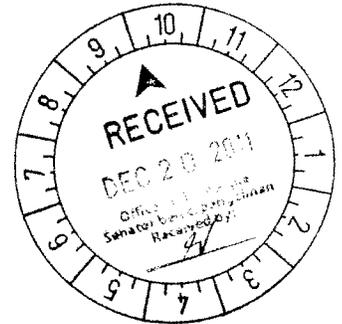
RESOLUTION NO. 2011-16

Introduced by:
Melissa B. Savares, Chairperson
Andrew Peter A. Benavente, Co-Chairperson

MEMBERS

Acda, Romy
Artero, Pascual
Chan, Jose Arthur Jr.
Cruz, Ricardo P.
Gines, Bernardo

Mafnas, Frank
San Nicolas, Joseph
San Nicolas, Laura
Tainatongo, Carmen
Wusstig, Ernie



Relative to the Dededo Municipal Planning Council's (DMPC) supports the rezoning of Lots 10060-REM-4-1-1; 10060 REM 3-R3; 10060 REM-3-1; 10060 REM-3-2; 10060 REM-3-3; 10060 REM-2-2-NEW; 10060 REM2-1-R2; and 10060 REM-2-2-1-R1, from "R-1/2" Single/Multi-Family Dwelling to "C" Commercial located between Mepa Street and Route 3 in the Municipality of Dededo.

BE IT RESOLVED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL OF DEDEDO:

WHEREAS, Bill Nos. 352-31 through 359-31, to rezone the above lots were introduced by Frank Blas Jr., Senator of the 31st Guam Legislature; and

WHEREAS, a public hearing was held at the Guam Legislature on November 29, 2011 at 1:00 p.m. and on December 13, 2011, at the Dededo Senior Citizen Center with the Dededo Municipal Planning Council meeting was held at the with nine members present; and

WHEREAS, family representatives of the above lots were present to share future proposals for the use of these commercial properties at both public hearings; and

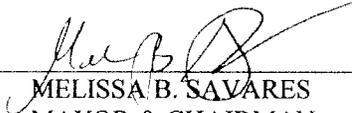
WHEREAS, members of the DMPC request to restrict any, and all adult entertainment operations, such as bars serving alcoholic beverages and game rooms operating games of chance, from operating in these commercial zones; and

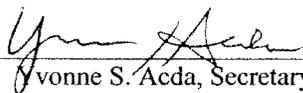
WHEREAS, documents from regulating agencies such as Guam Waterworks Authority, Guam Environmental Protection Agency, Department of Public Works and Guam Power Authority, indicating that there will be no harm to existing infrastructure, must be included before the approval of the approving body; and

BE IT RESOLVED that the Dededo Municipal Planning Council approves and supports the rezoning of Lot No. 10060-REM-4-1-1; 10060 REM 3-R3; 10060 REM-3-1; 10060 REM-3-2; 10060 REM-3-3; 10060 REM-2-2-NEW; 10060 REM2-1-R2; and 10060 REM-2-2-1-R1, located in the Municipality of Dededo and Bill Nos. 352-31 through 359-31,; and therefore be it

FURTHER RESOLVED, that the Chairperson of the Dededo Municipal Planning Council certify to and the secretary attest the adoption hereof and that copies of the same be therefore transmitted to the Senators of the 31st Guam Legislature, Department of Land Management and to Members of the Guam Land Use Commission.

DULY RECORDED AND REGULARLY ADOPTED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL ON THIS 13 DAY OF December 2011.


MELISSA B. SAVARES
MAYOR & CHAIRMAN


Yvonne S. Acda, Secretary DMPC



COMMITTEE ON RULES

I Mina'trentai Unu na Libeslaturan Guåhan • The 31st Guam Legislature
155 Hesler Place, Hagåtña, Guam 96910 • www.guamlegislature.com
E-mail: roryforguam@gmail.com • Tel: (671)472-7679 • Fax: (671)472-3547

Senator
Rory J. Respicio
CHAIRPERSON
MAJORITY LEADER

Senator
Judith P. Guthertz
VICE CHAIRPERSON
ASST. MAJORITY LEADER

MAJORITY MEMBERS:

Speaker
Judith T. Won Pat

Vice Speaker
Benjamin J. F. Cruz

Senator
Tina Rose Muña Barnes
LEGISLATIVE SECRETARY
MAJORITY WHIP

Senator
Dennis G. Rodriguez, Jr.
ASST. MAJORITY WHIP

Senator
Thomas C. Ada

Senator
Adolpho B. Palacios, Sr.

Senator
vicente c. pangelinan

MINORITY MEMBERS:

Senator
Aline A. Yamashita
ASST. MINORITY LEADER

Senator
Christopher M. Duenas

January 31, 2012

MEMORANDUM

To: Patricia C. Santos
Clerk of the Legislature

From: Rory J. Respicio 

Subject: Supplement to Committee Report
Bill Nos. 352 thru 359, 369 & 371

Hafa Adai!

Transmitted herewith is a memo from Senator vicente (ben) c. pangelinan, Chairperson, Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land, forwarding additional testimony on Bill Nos. 352 thru 359, 369 and 371.

Please include this memo and the attachment as a "Supplement" to the Committee Report on Bill Nos. 352-31 (COR) thru 359-31 (COR), 369-31 (COR) and 371-31 (COR).

Please make the appropriate indication in your records; and forward to MIS for posting on our website.

Si Yu'os ma'åse'!

cc: Senator vicente c. pangelinan

2012 FEB -09 PM 8:43

Office of



the People

I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

January 31, 2012

Memorandum

To: Senator Rory Respicio
Chairman, Committee on Rules

From: Senator Vicente (ben) Cabrera Pangelinan

Re: Testimony

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

Vice Chairman
Committee on Education

Member
Committee on Rules,
Federal, Foreign &
Micronesian Affairs and
Human & Natural
Resources

Member
Committee on
Municipal Affairs,
Tourism, Housing, and
Recreation

Member
Committee on the Guam
Military Buildup and
Homeland Security

Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

Please find attached testimony from Mr. Thomas Morrison of the Bureau of Statistics and Plans received on January 26, 2012 for the following bills:

Bill No. 352 thru 359; committee reports filed on 1/9/12

Bill No. 369; committee report filed on 12/12/12

Bill No. 371; committee report filed on 1/4/12

Please note that the letter includes testimony for Bill No. 175, which has not yet been filed with COR.

We ask that Mr. Morrison's testimony be added to the committee reports for the aforementioned bills.

Thank you.

cc: All Senators
Clerk's office

2012 JAN 31 AM 11:23

Eddie Baza Calvo
Governor of Guam



Ray Tenorio
Lieutenant Governor

P.O.Box 2950 Hagatna, Guam 96932
Tel : (671) 472-4201/3
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Thomas A. Morrison
Director

**TESTIMONY BEFORE THE COMMITTEE ON APPROPRIATIONS, TAXATION, PUBLIC DEBT, BANKING,
INSURANCE AND LAND
BY THE BUREAU OF STATISTICS AND PLANS**

**Guam Legislature Public Hearing Room
Tuesday, November 29, 2011**

Honorable Chairman and Committee Members:

This testimony is provided on behalf of the Bureau of Statistics and Plans in regards to the Bill Nos. 175-31(COR), 352 thru 359-31(COR), 369 thru 371-31(COR). We have reviewed the said bills and offer the following comments and concerns:

The Bureau has always had concerns with regard to the zoning and rezoning of properties by the Guam Legislature. We strongly believe that there is already a process that is in place that works and which affords the surrounding neighbors as well as the general public the opportunity to provide comments on proposed zone changes. As you are aware, the Guam Land Use Commission (GLUC) in conjunction with the Application Review Committee (ARC) is tasked with the responsibility for this process. With the technical assistance from the various government agencies and departments, the GLUC has the ability to come to a reasonable decision in the changing of zoning designations. Unlike the legislative zone change process, the GLUC guarantees that the affected registered landowners within 500 feet of the property proposed to be rezoned is informed by registered mail of the proposal and are invited to attend the GLUC Hearing to provide any comments or concerns. Not everybody has access to the printed media to see the public announcements of upcoming public hearings and they may be unaware of the proximity of their property to the property to be rezoned. Furthermore, unlike the legislative process, the GLUC receives technical comments from appropriate government agencies on the impacts the proposed zone change may have prior to arriving at a decision.

The Bureau has attempted to provide a comprehensive review of the proposed zone changes and properties to be assigned a zone. We appreciate the accompanying maps. However, more details on each of these bills would be helpful. Like we have mentioned in our previous testimonies, we strongly believe that the maps along with other pertinent information such as what is proposed on the site and justification for the zone change should be provided in the bills or attached with the bills. A map is just one of the most basic pieces of information needed to review legislative zoning proposals. Knowing the exact location of the subject parcel enables us to obtain information on the surrounding land uses and zones as well as other information that would assist us in formulating a recommendation on the appropriateness of the proposed activity and zone change.

With respect to the twelve bills under consideration, the Bureau offers the following comments:

Bill No. 175-31(COR) – Due to the limited information provided with this bill, our records show the surrounding land use is predominantly single-family residential. There is retail activity on the adjacent property. Infrastructures such as water, power, cable and telephone are available with the exception of sewer services along this stretch of Alageta Street. The Bureau is concerned with the impact more commercial activities may have on an area without sewer services. However, the zone change needs to justify public convenience, public necessity and general welfare. Without any information of what is proposed, a determination cannot be made.

Bill Nos. 352 thru 359-31(COR) - Due to the vagueness of this bill, our records show the surrounding land use is predominantly single-family dwellings. There is also a tire repair shop due southwest and a service station and a McDonald's Restaurant Due west. Infrastructures such as water, power and sewer are available along Route No. 3. A zone change of this magnitude to commercial activities, whatever they may be that encompasses 8 lots all in one general area is likely to have impacts to the surrounding neighborhood. Furthermore, there are fuel line easements running along Route No. 3 up north to Andersen Air Force Base/Northwest Field area. Increased activity along and perhaps on this easement will have negative effects and would require Federal Government input. However, the zone change needs to justify public convenience, public necessity and general welfare. Without any information of what is proposed, a determination cannot be made.

Bill Nos. 369 and 370-31(COR) – The area seems to be undeveloped at the moment. Given that the area does not have a zoning designation yet, "R-1" may be an appropriate zone **only** if the infrastructure is available to sustain the single-family residential activity.

Bill No. 371-31(COR) – The Bureau could not located the lot even with the assistance of the map provided. However, we believe that we located the general area. The area seems to be predominantly single-family dwellings. If the property were rezoned to "R-2" (multi-family residential), it may have an impact on the surrounding neighborhood by way of increased traffic, on-street parking and perhaps stress on the existing infrastructure.

The Bureau recognizes that the Guam Legislature has the authority to approve zone changes. The Bureau highly encourages the use of the GLUC process as it provides for public sector, private sector and community involvement and feedback. The Bureau further believes that the legislative process needs to include more input from all stakeholders and technical assistance from the ARC members for a thorough review. More importantly, the Bureau believes that immediate landowners and surrounding community deserves notification when proposed zone changes effect them directly and that they should have an opportunity to express their desires to the Legislature. Thank you for the opportunity to comment on the above mentioned bills.


THOMAS A. MORRISON



COMMITTEE ON RULES

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Supplement to the Committee Report on Bill No. 359-31 (COR)

"AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1, IN THE MUNICIPALITY OF DEDEDO FROM SINGLE FAMILY/MULTI FAMILY DWELLING ("R1/R2") TO COMMERCIAL ("C") ZONE."

*NOTE: The original Committee Report on
Bill No. 359-31 (COR)
was filed on January 9, 2012.

**I MINA'TRENTAI UNU NA LIHESLATURAN GUAHAN
2011 (FIRST) Regular Session**

Bill No. 359 31 (cor)

Introduced by:

F. F. Blas, Jr. 

2011 OCT 24 PM 3:54 

**AN ACT TO REZONE LOT NO. 10060 REM-2-2-1-R1,
IN THE MUNICIPALITY OF DEDEDO FROM
SINGLE FAMILY/MULTI FAMILY DWELLING
("R1/R2") TO COMMERCIAL ("C") ZONE.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings. *I Liheslaturan Guåhan* finds that due to the increase of both civilian and military population along Route 3, especially in the Toguac – Gugogan area, a necessity for developing a complex that will house services and offices for businesses serving this area is greatly needed. The rezoning of this property will be convenient to the residents and employees of the five (5) public schools. The owners of the subject property are seeking the assistance of *I Liheslatura* to rezone their property from Single Family/Multi-Family Dwelling ("R1/R2") to Commercial (C) zone for the purpose of maximizing its potential use.

More importantly, *I Liheslatura* finds that the subject properties are surrounded by other properties zoned Commercial (C).

Section 2. Lot No. 10060 Rem-2-2-1-R1, Municipality of Dededo, containing an area of approximately 7,675 ± square feet is hereby rezoned from Single Family/Multi-Residential "R1/R2" to Commercial "C" Zone.