

I Mina'trentai Tres Na Liheslaturan Guåhan

Office of The Legislative Secretary

Tina Rose Muña Barnes

February 11, 2016

The Honorable Judith T. Won Pat, Ed.D.

Speaker

I Mina'trentai Tres Na Liheslaturan Guåhan

155 Hesler Place

Hagåtña, Guam 96910

VIA: *for: R.C. Ad* The Honorable Rory J. Respicio

Chairperson, Committee on Rules

RJB
2016 FEB 15 PM 9:52

RE: Committee Report on **Bill No. 218-33 (COR)** *as Substituted by the Author and Committee on Municipal Affairs, Tourism, Housing and Historic Preservation*

Dear Speaker Won Pat:

Transmitted herewith is the Committee Report on Bill No. 218-33 (COR) – “AN ACT TO AMEND § 40128(f) OF ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED; TO AMEND § 60115 OF ARTICLE 1, CHAPTER 60, TO AMEND § 61623 OF SUBARTICLE 2, ARTICLE 6, CHAPTER 61, TO AMEND § 61638 OF SUBARTICLE 3, ARTICLE 6, CHAPTER 61, TO AMEND § 68605 OF ARTICLE 6, CHAPTER 68, AND TO ADD A NEW § 68602.1 TO ARTICLE 6, CHAPTER 68, ALL OF DIVISION 2, TITLE 21, GUAM CODE ANNOTATED; RELATIVE TO PROMOTING RESPONSIBLE DEVELOPMENT IN SOUTHERN GUAM” sponsored by T. Morrison and referred to the Committee on Municipal Affairs, Tourism, Housing and Historic Preservation.

Committee votes are as follows:

6

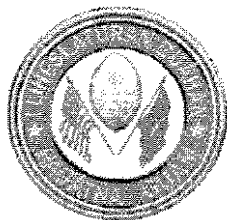
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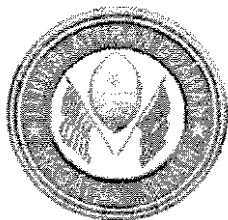


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Office of The Legislative Secretary
Tina Rose Muña Barnes

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Sincerely,

Senator Tina Muña Barnes

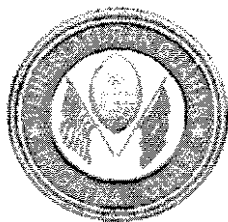


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Office of The Legislative Secretary
Tina Rose Muña Barnes

COMMITTEE REPORT BILL NO. 218-33 (COR)

*As Substituted by the Author and Committee on Municipal Affairs,
Tourism, Housing and Historic Preservation*

"AN ACT TO AMEND § 40128(f) OF ARTICLE 1,
CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE
ANNOTATED; TO AMEND § 60115 OF ARTICLE 1,
CHAPTER 60, TO AMEND § 61623 OF
SUBARTICLE 2, ARTICLE 6, CHAPTER 61, TO
AMEND § 61638 OF SUBARTICLE 3, ARTICLE 6,
CHAPTER 61, TO AMEND § 68605 OF ARTICLE 6,
CHAPTER 68, AND TO ADD A NEW § 68602.1 TO
ARTICLE 6, CHAPTER 68, ALL OF DIVISION 2,
TITLE 21, GUAM CODE ANNOTATED; RELATIVE
TO PROMOTING RESPONSIBLE DEVELOPMENT
IN SOUTHERN GUAM"



I Mina'Trentai Tres Na Liheslaturan Guåhan


Office of The Legislative Secretary

Tina Rose Muña Barnes

February 11, 2016

MEMORANDUM

To: All Members
Committee on Municipal Affairs, Tourism, Housing and Historic Preservation

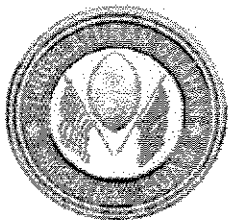
From: Senator Tina Muña Barnes 
Committee Chairperson

Subject: Committee Report on Bill No. 218-33 (COR) *as Substituted by the Author and Committee on Municipal Affairs, Tourism, Housing and Historic Preservation*

Transmitted herewith for your consideration is the Committee Report on Bill No. 218-33 (COR) "AN ACT TO AMEND § 40128(f) OF ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED; TO AMEND § 60115 OF ARTICLE 1, CHAPTER 60, TO AMEND § 61623 OF SUBARTICLE 2, ARTICLE 6, CHAPTER 61, TO AMEND § 61638 OF SUBARTICLE 3, ARTICLE 6, CHAPTER 61, TO AMEND § 68605 OF ARTICLE 6, CHAPTER 68, AND TO ADD A NEW § 68602.1 TO ARTICLE 6, CHAPTER 68, ALL OF DIVISION 2, TITLE 21, GUAM CODE ANNOTATED; RELATIVE TO PROMOTING RESPONSIBLE DEVELOPMENT IN SOUTHERN GUAM"

This report includes the following:

- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 218-33 (COR) *as Introduced*
- Copy of Bill No. 218-33 (COR) *as Substituted*
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimony & Supporting Documents
- Copy of COR Referral of Bill No. 218-33 (COR)
- Notices of Public Hearing
- Copy of the Public Hearing Agenda



I Mina'Trentai Tres Na Liheslaturan Guåhan

Office of The Legislative Secretary

Tina Rose Muña Barnes

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

Si Yu'os ma'åse'!



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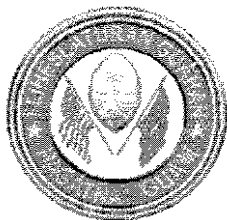
Office of The Legislative Secretary

Tina Rose Muña Barnes

COMMITTEE VOTING SHEET

Bill No. 218-33 (COR) *as Substituted by the Author and Committee on Municipal Affairs, Tourism, Housing and Historic Preservation* – "AN ACT TO AMEND § 40128(f) OF ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED; TO AMEND § 60115 OF ARTICLE 1, CHAPTER 60, TO AMEND § 61623 OF SUBARTICLE 2, ARTICLE 6, CHAPTER 61, TO AMEND § 61638 OF SUBARTICLE 3, ARTICLE 6, CHAPTER 61, TO AMEND § 68605 OF ARTICLE 6, CHAPTER 68, AND TO ADD A NEW § 68602.1 TO ARTICLE 6, CHAPTER 68, ALL OF DIVISION 2, TITLE 21, GUAM CODE ANNOTATED; RELATIVE TO PROMOTING RESPONSIBLE DEVELOPMENT IN SOUTHERN GUAM"

	SIGNATURE	TO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN DUE TO CONFLICT OF INTEREST	TO PLACE IN INACTIVE FILE
TINA ROSE MUÑA BARNES Legislative Secretary Chairperson		✓				
BENJAMIN J.F. CRUZ Vice Speaker, Vice Chairperson		✓				
JUDITH T. WON PAT, Ed.D. Speaker, Member		✓				
RORY J. RESPICIO Senator, Member						
DENNIS G. RODRIGUEZ, JR. Senator, Member		✓				
NERISSA B. UNDERWOOD, Ph.D. Senator, Member		✓				
MICHAEL F.Q. SAN NICOLAS Senator, Member				✓		
V. ANTHONY ADA Senator, Member		✓				
BRANT McCREADIE Senator, Member						
FRANK F. BLAS, JR. Senator, Member		✓				
MARY C. TORRES Senator, Member				✓		
JAMES V. ESPALDON Senator, Member						



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COMMITTEE REPORT DIGEST

I. OVERVIEW

Bill No. 218-33 (COR) was introduced on December 10, 2015 by Senator Tommy Morrison and was subsequently referred by the Committee on Rules to the Committee on Municipal Affairs, Tourism, Housing and Historic Preservation on December 10, 2015.

The Committee on Municipal Affairs, Tourism, Housing and Historic Preservation convened a public hearing on Bill No. 218-33 (COR) on Thursday, February 4, 2016 at 9:00 A.M. in the Public Hearing Room.

Public Notice Requirements

Public Hearing notices were disseminated via e-mail to all senators and all main media broadcasting outlets on Thursday, January 26, 2016 (5-Day Notice), and again on Tuesday, February 2, 2016 (48-Hour Notice).

Senators Present

Senator Tina Muña Barnes, Chairperson

Senator Thomas A. Morrison

Senator Thomas C. Ada

Senator V. Anthony Ada

II. SUMMARY OF TESTIMONY & DISCUSSION

Written testimonies were submitted by the following individuals and are attached to this report:

Mayor Doris Flores Lujan

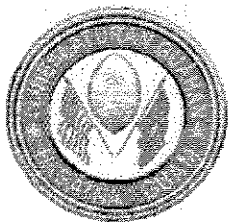
Mr. Cel Babauta

Dr. Lee Carter

Mr. Felixberto Dungca, Jr.

Mr. Randy Sablan

The public hearing was Called-to-Order at 9:00 A.M.



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Office of The Legislative Secretary

Tina Rose Muña Barnes

CHAIRPERSON: This Public Hearing by the Committee on Municipal Affairs, Tourism, Housing and Historic Preservation is now called to order, it is now 9:00 a.m. For the record and in accordance to 5 GCA, Chapter 8, Subsection 8107, notices were sent out via email to all Senators and all main media broadcasting outlets on Thursday, January 28, 2016 (5-Day Notice), and the second notice on Tuesday, February 2, 2016 (48-Hour Notice). Please note that written testimonies may be submitted up to ten (10) days after the public hearing to the Office of Senator Tina Muña Barnes, 155 Hesler Place, Hagåtña, Guam 96910, via facsimile to 472-3400 or via email to senator@tinamunabarnes.com. Furthermore, if you should have any questions, please contact Jeanenne Cordero, Bernice Rivera or Alan Cepeda from our office at 472-3455/6 or via email at jean@tinamunabarnes.com, Bernice@tinamunabarnes.com, or alan@tinamunabarnes.com.

Ladies and gentlemen, on the agenda this morning is:

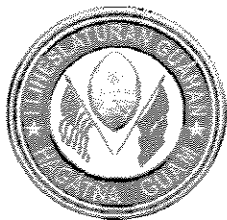
- Bill No. 247-33 (COR) – “AN ACT TO APPROPRIATE THE SUM OF EIGHT HUNDRED TWENTY THOUSAND DOLLARS (\$820,000) FROM FISCAL YEAR 2015 HOTEL OCCUPANCY TAX UNRESERVED FUND BALANCE TO THE GUAM MUSEUM FUND FOR MUSEUM OPERATIONAL CASH FLOW”
- Bill No. 218-33 (COR) – “AN ACT TO ADD A NEW § 40128(j) TO, AND TO AMEND 40128(f) OF, ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO INCLUDING THE PARTICIPATION OF MUNICIPAL PLANNING COUNCILS OF SOUTHERN VILLAGES IN THE REVIEW AND APPROVAL PROCESS FOR PROPOSED COMMERCIAL DEVELOPMENTS”

Chairwoman Muña Barnes:

As the second item on the public hearing agenda, Chairwoman Muna-Barnes read the title of Bill No. 218-33 (COR) which was introduced by Senator Thomas A. Morrison. She then offered Senator Morrison an opportunity to provide opening remarks before inviting members of the public to comment on the measure.

Senator Thomas Morrison:

Senator Morrison thanked Chairwoman Barnes for scheduling a public hearing on Bill No. 218-33 (COR), relative to economic development in southern Guam. Senator



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Morrison shared that like many residents of the south, and across the island for that matter, he was surprised to learn about the proposed 15-story, 144-room hotel in Agat when a local news organization first brought the project to the public's attention in December of 2015. Since then, his office received quite a number of emails, phone calls, and comments via social media from residents who were caught off guard and who believe that the current, and delicate, water, sewer, power, and roadway systems; the environment; and overall quality of life are suddenly in jeopardy.

Senator Morrison said that while he supports real opportunities to strengthen our local economy, he also believes that economic development across Guam must be done according to a plan. He suggested that the plan would facilitate an organized approach that has been publicly discussed by our community - and government regulatory agencies. Senator Morrison informed the committee that a North and Central Guam Land Use Plan was developed several years ago which promotes responsible development in those areas. However, a similar plan for the south has yet to materialize. According to the senator, his office reached out to the Governor's Office, the Administrator of the Guam Economic Development Authority, and the Bureau of Statistics and Plans for their assistance in establishing a sensible plan for the south, and to ensure that residents and village leaders are involved in the discussions.

Moving forward, and as our community works to create a comprehensive plan that will guide economic development in southern Guam, Senator Morrison offered that Bill No. 218-33 (COR) seeks to build upon existing laws such as P.L. 33-68 by Senator Frank Blas, Jr., which requires Municipal Planning Councils to express a view on all variance applications, zone changes, and government leases within their districts. Moreover, the senator spoke of the important process proposed in the legislation which calls for planning councils to register support or opposition relative to land use proposals - a decision that will come from public discussions that each village, and not government agencies, will facilitate. According to Senator Morrison, such a discussion may require a single community meeting, or several, depending on the magnitude of a particular project and the input from affected residents. The community conversations, he argued, should be driven by village mayors and planning councils - which will help determine if proposed projects are consistent with the needs and desires of residents. Senator Morrison concluded his opening comments by inviting members of the public to offer suggestions on how Bill No. 218-33 (COR) may be strengthened.

Mayor Doris Lujan (*Testimony attached*):



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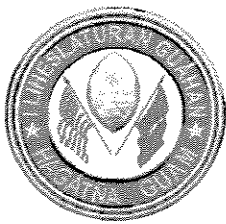
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Mayor Doris Flores Lujan of the Municipality of Inarajan followed by thanking Chairwoman Muña Barnes and senators in attendance for moving forward with a public hearing on Bill No. 218-33 (COR). She registered the support of her office and of the Inarajan Municipal Planning Council – and thanked Senator Morrison for introducing the measure. Emphasizing the importance of maintaining the peaceful and calm nature of southern villages, Mayor Lujan warned that moving forward with hotels and other large-scale projects without informing residents would be catastrophic for Guam's southern villages. Mayor Lujan outlined several key areas that must be considered as hotels and large-scale projects are under review - such as the availability of a master land use plan for affected villages; information relative to the ability of existing power, water, and sewer systems to embrace additional demands; flood mitigation, etc. Mayor Lujan ended her testimony by proposing that elected officials and government regulatory agencies look into facilitating some type of community forum every three years or so with respect to the kind of growth residents would be open to embracing.

Mayor Carol Tayama:

Disappointed that investors and others looking to build a huge hotel in her village did not reach out to residents and village leaders, Mayor Carol Tayama of the Municipality of Agat began her testimony expressing full support for Bill No. 218-33 (COR). She shared that no one involved in the project contacted her office to meet and discuss their plans to develop a property in her village - and that her office was surprised when it found out about the proposed development through local media outlets.

Citing the desire of some in her community for her village to grow economically, Mayor Tayama stressed the importance of urging potential investors to seek input from residents that may in one way or another be affected by a proposed development. She argued that residents must be afforded opportunities to ask questions about how a particular project will impact them and their families, surrounding beaches, the environment, and the quality of life as southern residents know it today. She asked that southern villages continue to maintain their existing character: small, peaceful, and a place where families can have barbeques at the beach or at the family farm. She concluded her testimony by stating that Bill No. 218-33 (COR) will help encourage dialogue between developers and village residents – while ensuring that residents and



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village leaders are given a seat at the table as hotels and large-scale projects are considered.

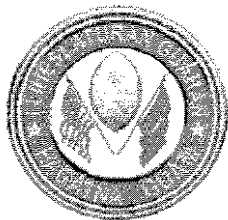
Mayor Ernest Chargualaf:

Mayor Ernest Chargualaf of the Municipality of Merizo expressed his support for Bill 218-33 (COR) and urged the legislature to continue its efforts to protect southern villages against uncontrolled development. He suggested keeping what he referred to as concrete jungles in our northern villages - and to maintain the pristine environment in southern Guam. Mayor Chargualaf stressed the importance of ensuring that proposed developments are mindful of existing challenges faced by residents, and that such projects don't overburden our water, power, sewer, and road systems. Calling the bill a step in the right direction, Mayor Chargualaf urged the legislature to maintain the existing character of the south - recognizing that tourists leave the concrete jungles in the north to visit and enjoy the real jungles and beautiful sceneries in southern villages. Mayor Chargualaf thanked the legislature for acknowledging the importance of village planning councils as they represent the interests of their respective communities.

Lasia Casil:

With familial roots in the southern villages of Agat and Santa Rita, Ms. Lasia Casil offered her support for Bill No. 218-33 (COR) and any similar effort that aims to protect the special connection families of the south have with their land. As a cofounder of the recently established Save Southern Guam which is comprised of more than 2,000 Facebook users, Ms. Casil mentioned that the organization was created to preserve the ocean, land, Chamorro culture, lifestyle, and the unique identity shared by Guam's southern communities.

According to Ms. Casil, members of Save Southern Guam are opposed to the proposed hotel development and other large-scale projects that threaten the natural character of southern villages. She is not opposed to economic development in Agat and surrounding villages and remains hopeful that potential investors will be interested in projects that add to the southern way of life such as those that support hunting, fishing, hiking, swimming - activities that will not adversely impact vehicular traffic, utilities, and the environment. Ms. Casil warned that hotels and other large-scale projects have a greater chance of damaging our island's environment and, in turn, damaging our island's primary economic industry. Having been involved in the real estate business,



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Ms. Casil also cautioned against large-scale development as the construction of hotels and similar structures will naturally raise the value of nearby homes – which has the potential to drive families out of their homes as rental rates, property taxes, and the overall cost of living will increase.

Senator Thomas Ada:

Senator Thomas Ada expressed his support for southern villages having a greater voice with respect to proposed developments in their communities. However, he questioned if Bill No. 218-33 (COR), as introduced, intends to have southern villages express their approval or disapproval as individual entities or as a group of southern communities. Senator Ada was curious as to how, for example, the concerns of a particular southern village could be accurately represented if the sentiments of a majority of other districts in the region support a different direction relative to a proposed development. Senator Ada was also concerned that the phrase “similar large-scale projects” may be too narrow and may limit reviews by village planning councils only to hotels and the like. The senator concluded his remarks by suggesting there may also be a conflict between the types of reviews called for in Section 1 of the bill - versus what appears to be a broader list of reviews in Section 2.

Mayor Ernest Chargualaf:

Mayor Chargualaf briefly commented in response to concerns raised by Senator Thomas Ada relative to decisions by individual planning councils. Referring to his experiences working with fellow mayors particularly from his neighboring villages, Mayor Chargualaf stated that mayors believe there is strength in numbers and therefore would usually seek the input and support of their colleagues on matters involving projects that will impact Guam's southern communities. He again emphasized the importance of engaging southern residents in the review of future development projects as proposed in Bill No. 218-33 (COR). Mayor Chargualaf recalled a situation in the 1980's where investors were allowed to install a sewer system on Cocos Island. Despite the objections he and other fishermen and residents raised, their concerns were ignored. This resulted in contaminated beaches which threatened the livelihood of local fishermen.



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Mayor Carol Tayama:

Mayor Tayama also shared a few thoughts concerning the working relationships shared among village mayors especially those from Guam's southern communities. She also raised the importance of developing an overall plan for development in southern Guam.

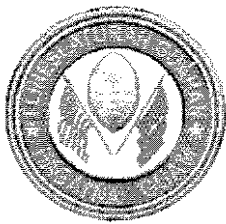
Senator Thomas Morrison:

Senator Morrison thanked Senator Ada for helping to identify those areas in Bill No. 218-33 (COR) that may need to be revisited and perhaps rewritten for clarity and consistency. He mentioned that the measure was introduced as the first step forward in our efforts to promote a better approach in expanding economic activities in southern Guam. Senator Morrison informed those in attendance that one of the main objectives of the bill is to explore what can be done now to finally implement P.L. 19-38, which requires the completion of a Southern Development Master Plan.

Mayor Jessy Gogue:

Mayor Jessy Gogue of the Municipality of Ordot-Chalan Pago thanked Chairwoman Muña Barnes for the opportunity to testify on Bill No. 218-33 (COR). Mayor Gogue expressed his frustration that his office was not informed about a public meeting concerning a proposed resort in the Municipality of Yona. He was made aware of the project only after a resident of his village whose home sits within 500 feet from the proposed structure informed his office. Although he was told by the Department of Land Management that existing law doesn't require mayors of neighboring villages to be notified about proposed projects, Mayor Gogue urged the legislature to require that such be the case as regulatory agencies and developers alike should also consider potential impacts to adjacent communities. As examples, he cited the stream of heavy traffic that occurs throughout Routes 4 and 10 almost on a daily basis; flooding issues on the Ordot-Chalan Pago side of the Pago Bay Bridge; and, the sewer pipes along the Pago Bay Bridge that occasionally break perhaps due to increased demands by a growing population.

Mayor Gogue informed those in attendance that during the public hearing conducted last month by developers of the proposed resort in Yona, more than 120 residents participated in the meeting. Most of the attendees were residents from Ordot-Chalan



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Pago who opposed moving forward with the project. Mayor Gogue concluded by emphasizing the importance of including adjacent villages in the notification and review process for proposed developments.

Mr. Bill Cundiff:

Mr. Bill Cundiff from the Municipality of Agat offered his support on the intent of Bill No. 218-33 (COR). However, he believes that the more appropriate way forward would be the creation of the Southern Development Master Plan which is required by P.L. 19-38. Mr. Cundiff suggested that there are laws already in place to guide the review of proposed developments.

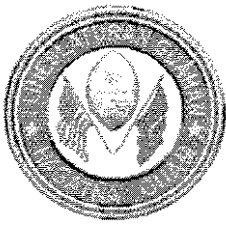
Should the bill be considered by the full legislature, Mr. Cundiff asked that village councils conduct at least two (2) town hall meetings on proposed projects – one during the day and the other during the evening hours; that the public be informed via print and electronic media, loud speakers, and on television; and, that public discussions on these matters be recorded as a matter of public information.

Mr. Cundiff argued that residents shouldn't have to defend themselves and their land against future development projects. He suggested that there be a process whereby investors can present and discuss their ideas with residents at the beginning stages of their business venture.

Mr. Randy Sablan (*Testimony attached*):

Mr. Randy Sablan from the Municipality of Agana Heights, and owner of a property in the Municipality of Talofofo, offered extensive background information regarding challenges affecting land use development on Guam. He shared that in communities elsewhere, duties of municipal governments are far greater than those authorized for Guam's mayors. On Guam, Boards and Commissions make critical decisions affecting our villages. To achieve greater participation in such an important decision-making process, Mr. Sablan offered several ideas and observations including:

- Decentralize decision-making for major developments that occur through existing zone change, variance, conditional use and seashore clearance procedures



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- Municipal governments should be authorized to select which development proposals they will review and make decisions on.
- There must be a southern land use plan in the next 2 years with all-important zoning performance standards (height, density, infrastructure, landscaping, etc.) to complement the plan.
- There must be a limit or cap on variances based on community plans and standards.
- Public hearings that are scheduled during the workday are dangerously irresponsible and, intentional or not, limit public participation.
- Mineral extraction activities should occur on public lands where forests have been destroyed – avoiding the exploitation of other lands.
- With respect to Qualifying Certificates, the communities impacted directly by development should be given the opportunity for input in the village that seeks to better balance development proposals with host community needs as tax rebate benefits are being considered.
- The Chamorro Land Trust Commission should comprehensively plan for their properties in conformance to community land use plans -- then seek proposals for development.

Mr. Cel Babauta (*Testimony attached*):

Mr. Cel Babauta from the Municipality of Agat spoke in support of Bill No. 218-33 (COR) and suggested that the bill be modified to incorporate some of the recommendations offered during the public hearing. Mr. Babauta briefly shared how a daughter of his is able to effectively run the Solano Transit System in California. According to Mr. Babauta, his daughter's success can be credited to the working relationships she shares with mayors of those communities served by her company – partnerships that actively seek the input and support of mayors. He agreed with many of the comments offered by previous speakers in that Guam's mayors should have a greater role as decisions are made regarding their constituents.



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In addition to providing a list of standards for mayors to consider in their review of proposed hotels and large-scale projects, Mr. Babauta requested that the legislature ensure that a well thought out Southern Guam Economic Development Plan - with input from southern Guam - is carefully considered. He suggested that those factors that are essential in growing an economy be looked at and be included in the plan. Mr. Babauta is quite certain that residents of southern Guam would not agree to any hotel construction or any kind of build-up without good water, power, sewer, drainage, telecommunications, quality of life, and without ensuring that the Chamorro culture is respected.

Senator Thomas Morrison:

Senator Morrison thanked those in attendance for providing input on how best to move forward with Bill No. 218-33 (COR). He reminded mayors and residents that P.L. 19-38 must be prioritized so that southern villages can finally have a development plan in place.

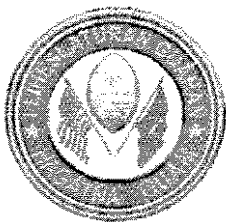
Senator Morrison concluded by thanking Chairwoman Muña Barnes for conducting the public hearing on the measure.

Chairwoman Muña Barnes:

Chairwoman Muña Barnes extended her appreciation to those in attendance for participating in the discussions. She committed to working closely with Senator Morrison to ensure that improvements are made to Bill No. 218-33 (COR); and, subsequently adjourned the public hearing at 11:02 a.m.

III. FINDINGS & RECOMMENDATIONS

In summary, the Committee finds that recently proposed large-scale developments in the Municipalities of Agat and Yona have highlighted the importance of developing a Southern Development Master Plan (SDMP), as required by P.L. 19-38 which was enacted in December 1988. In comparison, a North and Central Land Use Master Plan was created several years ago to guide growth and development in these areas.



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As provided for in P.L. 19-38, the Southern Development Master Plan will include the following areas: infrastructure, including: electricity, water, sewage, roads, and communication; tourism; population enhancement; commercial development; industry; zoning, anthropological and archaeological preservation; ecological protection; and agriculture, and such incidental matters and issues necessarily related to the aforementioned areas.

The Committee recommends the following amendments which have been incorporated into Bill No. 218-33 (COR), as Substituted:

1. **Section 1:** For each variance application, zone change, government lease, conditional use application, and other proposed project reviewed by the Guam Land Use Commission involving land in the municipalities of Agat, Santa Rita, Umatac, Merizo, Inarajan, Talofofo and Yona, the relevant Municipal Planning Council of Guam's southern villages shall conduct a minimum of two (2) separate public meetings, pursuant to the requirements of the Open Government Law.

2. **Sections 2, 3 and 4:** For consistency purposes, the applicable sections of Title 21, Guam Code Annotated (sale or lease of government real estate; variance applications; and zone changes), are revised to reflect language proposed in Section 1 of Bill No. 218-33 (COR), as Substituted.

3. **Section 5:** To facilitate forward movement on the Southern Development Master Plan, Bill No. 218-33 (COR), as Substituted, proposes to designate a mayor from Guam's southern villages to serve as the chairperson of SDMP Task Force. The mayor shall be selected from among the group of southern mayors authorized by P.L. 19-38 to serve as members of the Task Force.

4. **Section 6:** The addition of a § 68602.1. to Article 6 (Southern Development Master Plan) is proposed to urge Task Force members to identify potential resources that may be available to support the completion of the Southern Development Master Plan.

Therefore, the Committee on Municipal Affairs, Tourism, Housing and Historic Preservation hereby reports out Bill No. 218-33 (COR), *as Substituted by the Author and the Committee*, with the recommendation _____ **TO REPORT OUT ONLY**

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2015 (FIRST) Regular Session

2015 OCT 10 PM 12:13
MOR

Bill No. 218-33/conv

Introduced by:

T.A. Morrison *TAM*

AN ACT TO ADD A NEW § 40128(j) TO, AND TO AMEND 40128(f) OF, ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO INCLUDING THE PARTICIPATION OF MUNICIPAL PLANNING COUNCILS OF SOUTHERN VILLAGES IN THE REVIEW AND APPROVAL PROCESS FOR PROPOSED COMMERCIAL DEVELOPMENTS.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new § 40128(j) is hereby *added* to Article 1, Chapter 40, Division 4, Title 5, Guam Code Annotated, to read:

“(j) The Municipal Planning Councils for the Municipalities of Piti, Santa Rita, Agat, Umatac, Merizo, Inarajan, Talofofo, and Yona shall review and express its approval or disapproval on proposed hotels and similar large-scale commercial developments requiring the review and consent of the Guam Land Use Commission; and, on all applications for Guam’s Qualifying Certificate programs and other special investment incentives authorized by law. The Municipal Planning Councils shall exercise due diligence by informing, and seeking input from, their respective communities regarding commercial development proposals.”

1 **Section 2.** § 40128(f) of Article 1, Chapter 40, Division 4, Title 5, Guam
2 Code Annotated, is hereby *amended*, to read:

3 “(f) Review and express ~~a view~~ its approval or disapproval on all
4 variance applications, zone changes, and government leases involving land
5 within their districts, pursuant to §§ 61623, 61638, and 60115 of Title 21,
6 Guam Code Annotated. The Municipal Planning Councils shall exercise due
7 diligence by informing, and seeking input from, their respective
8 communities regarding such variance applications, zone changes, and
9 government leases involving land within their districts.”
10

11 **Section 3. Severability.** *If* any provision of this Act or the application to
12 any person or circumstance is found to be invalid or contrary to law, such
13 invalidity *shall not* affect other provisions or applications of this Act which can be
14 given effect without the invalid provision or application, and to this end the
15 provisions of this Act are severable.

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2015 (FIRST) Regular Session

Bill No. 218-33 (COR)

As Substituted by the Author and Committee
on Municipal Affairs, Tourism, Housing
and Historic Preservation.

Introduced by:

T.A. Morrison

**AN ACT TO *AMEND* § 40128(f) OF ARTICLE 1,
CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE
ANNOTATED; TO *AMEND* § 60115 OF ARTICLE 1,
CHAPTER 60, TO *AMEND* § 61623 OF SUBARTICLE 2,
ARTICLE 6, CHAPTER 61, TO *AMEND* § 61638 OF
SUBARTICLE 3, ARTICLE 6, CHAPTER 61, TO *AMEND*
§ 68605 OF ARTICLE 6, CHAPTER 68, AND TO *ADD A*
NEW § 68602.1 TO ARTICLE 6, CHAPTER 68, ALL OF
DIVISION 2, TITLE 21, GUAM CODE ANNOTATED;
RELATIVE TO PROMOTING RESPONSIBLE
DEVELOPMENT IN SOUTHERN GUAM.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. § 40128(f) of Article 1, Chapter 40, Division 4, Title 5, Guam
Code Annotated, is hereby *amended*, to read:

“(f) Review and express ~~a view~~ its support or opposition on all
variance applications, zone changes, and government leases involving land
within their districts, pursuant to §§ 61623, 61638, and 60115 of Title 21,
Guam Code Annotated. The Municipal Planning Council of each municipal
district to be affected by other proposed projects reviewed by the Guam
Land Use Commission shall review the request and express its ~~opinion~~
support or opposition thereon by resolution adopted by a majority of its

1 members, and such resolutions shall be forwarded to the Guam Land Use
2 Commission.

3 For each variance application, zone change, government lease,
4 conditional use application, and other proposed project reviewed by the
5 Guam Land Use Commission involving land in the municipalities of Agat,
6 Santa Rita, Umatac, Merizo, Inarajan, Talofofo and Yona, the relevant
7 Municipal Planning Council of Guam's southern villages shall conduct a
8 minimum of two (2) separate public meetings, pursuant to the requirements
9 of Chapter 8, Division 1, Title 5, Guam Code Annotated."

10
11 **Section 2.** § 60115 of Article 1, Chapter 60, Division 2, Title 21, Guam
12 Code Annotated, is hereby *amended*, to read:

13 **"§ 60115. Review by Municipal Planning Councils.**

14 Notwithstanding any other law, rule or regulation, all sale or leases of
15 real property owned by the government of Guam for a term of ten (10) years
16 or longer, except the leasing of government land reserved as a cultural center
17 as mandated by Public Law Number 22-18, shall be reviewed by the
18 Municipal Planning Council of the municipal district in which are located
19 the premises to be sold or leased, and its ~~opinion~~ support or opposition
20 thereon expressed by resolution adopted by a majority of the members of
21 council, after a public hearing thereon, such resolution to be forwarded to I
22 Maga'lāhen Guåhan and to I Liheslaturan Guåhan prior to their respective
23 consideration of the proposed sale or lease.

24 For each proposed sale or lease of real property owned by the
25 government of Guam involving land in the municipalities of Agat, Santa
26 Rita, Umatac, Merizo, Inarajan, Talofofo and Yona, the relevant Municipal
27 Planning Council of Guam's southern villages shall conduct a minimum of

1 two (2) separate public meetings, pursuant to the requirements of Chapter 8,
2 Division 1, Title 5, Guam Code Annotated.”
3

4 **Section 3.** § 61623 of Subarticle 2, Article 6, Chapter 61, Division 2, Title
5 21, Guam Code Annotated, is hereby *amended*, to read:

6 **“§ 61623. Review by Municipal Planning Council.**

7 The Municipal Planning Council of each municipal district to be
8 affected by a proposed variance shall review the request and express its
9 ~~opinion~~ support or opposition thereon by resolution adopted by a majority of
10 its members, and submit such resolution to the Commission within twenty
11 (20) days from the date of its public hearing thereon for the Commission’s
12 consideration thereof pursuant to § 61620.

13 For each proposed variance involving land in the municipalities of
14 Agat, Santa Rita, Umatac, Merizo, Inarajan, Talofofo and Yona, the relevant
15 Municipal Planning Council of Guam’s southern villages shall conduct a
16 minimum of two (2) separate public meetings, pursuant to the requirements
17 of Chapter 8, Division 1, Title 5, Guam Code Annotated.”
18

19 **Section 4.** § 61638 of Subarticle 3, Article 6, Chapter 61, Division 2, Title
20 21, Guam Code Annotated, is hereby *amended*, to read:

21 **“§ 61638. Review by Municipal Planning Council.**

22 The Municipal Planning Council of each municipal district to be
23 affected by a proposed zone change shall within forty (40) days from the
24 date of a public hearing held thereon by such council express its ~~opinion~~
25 support or opposition thereon by resolution adopted by the majority of its
26 members. Such resolution shall be forwarded to the Governor for his

1 consideration thereof pursuant to § 61634 within twenty (20) days from the
2 date of its adoption.

3 For each proposed zone change involving land in the municipalities of
4 Agat, Santa Rita, Umatac, Merizo, Inarajan, Talofofo and Yona, the relevant
5 Municipal Planning Council of Guam's southern villages shall conduct a
6 minimum of two (2) separate public meetings, pursuant to the requirements
7 of Chapter 8, Division 1, Title 5, Guam Code Annotated."
8

9 **Section 5.** § 68605 of Article 6, Chapter 68, Division 2, Title 21, Guam
10 Code Annotated, is hereby *amended*, to read:

11 **"§ 68605. Task Force Membership.**

12 All Mayors from the Villages specified in § 68601 of this Article shall
13 serve as members of the Task Force and shall select, from among the group,
14 the Mayor who ~~The Director of the Bureau of Statistics and Plans~~ shall
15 serve as the Chairperson of the Task Force. In addition, the Task Force will
16 include the Director the Bureau of Statistics and Plans ('BSP'), the Director
17 of the Department of Land Management ('DLM'), the Administrator of the
18 Guam Environmental Protection Agency ('GEPA'), the Administrator of the
19 Guam Economic Development and Commerce Authority, the General
20 Manager of Guam Visitors Bureau ('GVB'), ~~all Mayors from the Villages~~
21 ~~specified in § 68601, hereinabove,~~ a representative of the Chamber of
22 Commerce and a member of the public at-large to be chosen by I
23 Maga'lāhen Guåhan.

24 The Chamber of Commerce may, however, decline to participate in
25 this Task Force. Each Director or Administrator may appoint a permanent
26 representative from that person's office to attend meetings in that person's

1 stead; provided, however, that the Director or Administrator shall bear
2 ultimate responsibility for the actions of such representative.”

3
4 **Section 6.** A new § 68602.1 is hereby *added* to Article 6, Chapter 68,
5 Division 2, Title 21, Guam Code Annotated, to read:

6 **“§ 68602.1. Cost-Sharing and Use of Federal Grants Authorized.**

7 Nothing in this Article *shall* prohibit the Task Force from sharing the
8 costs associated with the development of a Southern Development Master
9 Plan with entities of the government of Guam, the U.S. Military, *or* the U.S.
10 federal government.

11 The Task Force *shall* also consider pursuing federal grants that *may*
12 be available to support the completion of the Southern Development Master
13 Plan, and which are consistent with the provisions of this Article.”

14
15 **Section 7. Severability.** *If* any provision of this Act or the application to
16 any person or circumstance is found to be invalid or contrary to law, such
17 invalidity *shall not* affect other provisions or applications of this Act which can be
18 given effect without the invalid provision or application, and to this end the
19 provisions of this Act are severable.

I Mina'trentai Tres Na Liheslaturan Guáhan

Committee on Municipal Affairs, Tourism, Housing and Historic Preservation

Office of Senator Tina Rose Muña Barnes

Public Hearing Sign-in Sheet

Thursday, February 4, 2016 • 9:00 a.m. • Public Hearing Room

Bill No. 218-33 (COR) – “AN ACT TO ADD A NEW § 40128(i) TO, AND TO AMEND 40128(f) OF, ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO INCLUDING THE PARTICIPATION OF MUNICIPAL PLANNING COUNCILS OF SOUTHERN VILLAGES IN THE REVIEW AND APPROVAL PROCESS FOR PROPOSED COMMERCIAL DEVELOPMENTS” – sponsor: Tommy Morrison

[illegible]

I Mina'trentai Tres Na Liheslaturan Guåhan
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NAME	AGENCY OR ORGANIZATION (IF ANY)	SUPPORT? OPPOSE?	WRITTEN TESTIMONY	ORAL TESTIMONY	CONTACT NUMBER	EMAIL ADDRESS
Randy Soblow			✓	✓		

I Mina'trentai Tres Na Liheslaturan Guåhan
Committee on Municipal Affairs, Tourism, Housing and Historic Preservation
Office of Senator Tina Rose Muña Barnes
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NAME	AGENCY OR ORGANIZATION (IF ANY)	SUPPORT? OPPOSE?	WRITTEN TESTIMONY	ORAL TESTIMONY	CONTACT NUMBER	EMAIL ADDRESS
<i>Carl Roberto</i>		<i>h</i>	<i>h</i>	<i>h</i>		

GOOD MORNING HONORABLE SENATORS. FOR THE RECORD MY NAME IS DORIS FLORES LUJAN, MAYOR OF INARAJAN. SI YU'OS MA'ASE FOR GIVING ME THE OPPORTUNITY TO TESTIFY IN SUPPORT OF BILL 218-33 ALONG WITH MY MUNICIPAL PLANNING COUNCIL.

Southern Guam is peaceful and calm filled with nature's beauty. Building hotels and other large-scale projects without the knowledge of our residents will be a catastrophe. Senator Morrison "Thank you" for introducing this bill.

The Mayor and his or her Municipal Planning Council must pass proposals based on the voice of village residents on projects proposed to the Guam Land Use Commission.

To properly review such projects, there are other government regulations, policies and plans that the Mayors and their MPC members will need to be provided and/or be aware of.

The following are just some of the government regulations or policies that I'm referring to.

1. GWA's current condition and limitations of its facilities and infrastructure within the municipalities.

(Is there a master plan for improvements for facilities and/or infrastructure)?

2. GPA's current condition and capabilities for such projects within the municipalities.

(Is there a master plan for improvements and/or additional power upgrades within the municipalities)?

3. Update on all wetland and Special Flood Hazard & Regulatory Floodway Areas.

4. Are there any government plans being considered at this time that may affect the current Zoning Law specifically, Title 21, Division 2, Chapter 61 of the GCA?

Would it be possible for the government to facilitate some type of a forum perhaps every 3 years to address issues mentioned above. The objective is not only to inform the Mayors and their MPC members of the utilities and land planning within their municipalities but to also provide feedback to the government on what is or are affecting the municipalities.



DORIS F. LUJAN

February 4, 2016

Good-morning Senators,

I certainly appreciate the opportunity to voice my sentiments regarding Bill 218 introduced by our southern Guam senator – Senator Tommy Morrison.

It was at Southern Illinois University while pursuing a graduate degree program in Workforce Education and Development that my class and me were engaged in a very interesting discussion relative to growing an economy. While there may be many factors that affect economic growth, we narrowed our discussion to five key elements: infrastructure, buildings, telecommunications, quality of life, and workforce.

Let me share a brief overview of each:

- Infrastructure: Water, power, sewer, roads, drainage system must be effectively addressed to meet the needs of planned developments. Such developments can be for hotels, residential areas/subdivisions, businesses, etc.
- Buildings: Buildings/facilities need to be aesthetically compatible with the local surroundings, maintainable, energy efficient, equipped with state-of-the art telecommunications, other infrastructure needs, and the like. In this day and age – green buildings must be mandatory.
- Telecommunications – In order for the business owners/decision makers to make well informed/effective decisions and for businesses to survive in a global economy, they need relevant/current information and one of the best place to find such information is through the internet. Their ability to communicate with customers and other individuals is dependent on a good telecommunications system.
- Quality of Life – To attract tourists, other visitors, and businesses, quality of life issues must also be addressed. Basic fundamental questions must be deliberated. A few questions with respect to Quality of Life are as follows:
 - o Is it a safe place to open up a business, for families, customers, and employees?
 - o How are the schools, hospitals, shopping centers, eating places, parks, sports activities/fields/bicycle routes, transit systems, etc.?
- Workforce – Are there well trained/educated individuals that I can hire from? Or do I have to bring employees that I can trust from other areas of the island or from off-island?

Therefore, with respect to economic growth in southern Guam, I respectfully ask the legislature to ensure that a well thought out Southern Guam Economic Development Plan with input from southern Guam residents are carefully considered.

Suggest that those factors that are essential in growing an economy be looked at and included in the Plan. I am quite sure that southerners will not agree to any hotel construction or any kind of build-up without good water, power, sewer, drainage, telecommunications, quality of life, and that the Chamorro culture is greatly respected.

Regarding the proposed hotel construction at Agat, I recommend the following be addressed prior to any approval or disapproval:


- Will the water, power, sewer, drainage, roads be fixed?
- Will students from Southern High School, GCC, and UOG be allowed to perform internship/cooperative education at the hotel when completed?
- Will the developers offer scholarships for students from the south who are pursuing higher education?
- Will the hotel purchase produce from the southern Guam farmers?
- Will the Chamorro culture be integrated with the hotel construction and operations?
- Will the Quality of Life elements be improved – parks, sidewalks and bike routes be included?
- Will the hotel owners be willing to sponsor a sports program for the residents?
- Will the hotel owners help in constructing a Southern Sports Complex?
- Will the residents be given equal opportunity for employment?
- Will the senior aged population be invited to the hotel for social events?

Southern Guam needs good Quality of Life accommodations - dining, cafes, sports facilities, etc.; however, economic growth needs to be accomplished efficiently. Many southern residents are tired of going up-town for practically all of what they need to do.

Senators, I've touched on some of my thoughts relative to economic growth in southern Guam. I kindly request that the legislature respect the wishes of southern residents in the lawmaking process of economic growth.

I greatly appreciate the time you've allowed me to testify on Bill 218.

Respectfully,



Cel Babauta, MS WED

Tao Tao Hagat



Tommy Morrison <tommy@senatormorrison.com>

Re: Testimony on Bill 218 - 33 (COR) for Feb 4. Final Email.

Lee Carter <carter.lee31@yahoo.com>

Mon, Feb 1, 2016 at 12:27 PM

Reply-To: Lee Carter <carter.lee31@yahoo.com>

To: "tommy@senatormorrison.com" <tommy@senatormorrison.com>

Dear Senator Morrison: Thank you for this opportunity to have this written testimony included in the record of the hearing February 4, 2016, on Bill 218 33 (COR). You are to be commended for your interest in having more input from the public regarding hotels and other large-scale proposals in southern Guam.

Already in Tumon we have a highly developed place to serve persons packed into a limited area to such an extent that we may be on the brink of overtaxing our systems. If we are going to start the same thing with southern Guam, in my opinion at its worst it would result in long-term suicide for the quality of the ongoing preferred lifestyle of southern Guam residents. We should be very certain that current residents have had many opportunities to become well informed about it before they decide whether it is what they want. I emphasize my opinion that the decision should be theirs, coming from the inside rather than imposed from the outside. Using stark language again because it seems necessary, to do otherwise would be to murder a precious lifestyle. Death without permission.

To focus on the bill, considering the strong probability of various unwelcome consequences in terms of community impacts from large-scale projects, it is an especially important responsibility to get the direct involvement of as many residents as possible. I do appreciate the role of Guam's Municipality Planning Councils (MPCs) in trying in vain to represent their village populations. I am sure each MPC is useful to the mayor who appointed its members. However, we should keep in mind that in terms of direct representation the MPC is a step removed from the people. The MPC's representativeness is not direct. The MPC cannot achieve it. The work of MPC members is limited from the moment of creation by mayoral appointment rather than by direct election.

What we should be looking for is a process to get as close as we can to direct responsibility for the people to decide big impact cases. By adding public meetings there will be greater opportunities for concerned individuals -- and perhaps highly qualified individuals motivated only to contribute to the public interest -- to provide unbiased communications to the public for open decision making. This may be much better than relying on laymen in the positions of mayor and MPC membership. Let relevant expertise walk in the door voluntarily to participate in public meetings rather than relying only on those sitting there on a payroll with or without expertise. For the creation of a process to facilitate the direct involvement of residents and conscientious citizen-contributors, others will know how to set up such a process better than me but it should be done. I think it would be essential to mandate public announcements well in advance

of public meetings. Let's minimize the chances that people will ask to participate only to be told it is over. Thank you. Lee D. Carter.

From: **Felixberto R. Dungca Jr.** <quamplanner@yahoo.com>
Date: Wed, Feb 3, 2016 at 11:20 AM
Subject: Re: REMINDER: Public Hearing for Bill No. 218-33 (COR) - February 4, 2016 9:00am
To: Senator Tommy Morrison <tommy@senatormorrison.com>

Hafa Adai Tommy,

I was looking forward to attending the scheduled public hearing. Unfortunately I'm abit under the weather with the flu, however I have reviewed Bill No. 218-33 (COR) and offer these suggestions and input....

TESTIMONY:

Bill No. 218-33 (COR) is a good start in getting the respective residents of southern villages including their municipal planning councils involved in dictating and voicing their concerns relative to future developments particularly when any proposed development exceeds the requirements of the Zoning Laws of Guam (i.e. uses, highest, density, parking requirements, etc.)

On the bigger picture this may lead to these villages in "carving" out what type of land use plan is desired in their respective villages. Public input from the residents is important in this process in determining the desired character of southern Guam, the acceptable density, proposed height of structures, acceptable parking requirements, potential increase in traffic, environmental issues, etc.

Every village has an already established character based on its' rich history and any additional development should compliment that character in the design. It should be noted that of paramount concern is the potential impact to the existing infrastructure (water, power, sewer, etc.) as well as the protection of existing historical sites.

Si Yu'os Ma'ase,

Signed:

Felix R. Dungca

Former Chief Planner, Planning Division, Department of Land Management and former Director, DLM

February 11, 2016

Dear Senator Morrison and Committee Members,

Thank you for the opportunity to submit written testimony on Bill 218-33(COR). I have spent a significant portion of my professional career reviewing and developing official position statements as the Guam Environmental Protection Agency representative to the Application Review Committee (ARC), which advises and makes recommendations to the Guam Land Use Commission (GLUC) and Guam Seashore Protection Commission (GSPC). I was also a subcontractor to ICF International on the Northern and Central Guam Land Use Plan.

I'm an Agana Heights resident homeowner and Talofofo landowner. I have spent all 24 years of my career in environmental management working for the Government of Guam, for myself as a consultant and for the Department of the Navy.

Before I share my ideas of how Bill 218-33 should be written I'd like to make a handful of related observations and opinions.

- **I believe its time to decentralize decision-making for major develop that occurs through the GLUC/GSPC zone change, variance, conditional use and seashore clearance procedures.** From what I have seen around the country our GLUC/GSPC review and approval process seems odd in that central government commissions have all the authority and power to determine how or if major development will fit into our villages. In our current system mayors and their councils simply express opinions and offer recommendations via resolution or occasionally in-person. The system should be structured whereby technical expertise is available to communities from central government for municipal government review and decisions. Many off-island communities rely on community-based decision-making and generally shun central government influence at the county, village, town and city levels.
- Municipal government may not want or have the resources to adequately address all land use proposals. The responsibility should be shared at least in the early years of decentralization and community empowerment. **Municipal government should be authorized to select which development proposals they will review and make decisions on.** Please give them that authority.
- Central government commissions really don't have a vision or set of guidelines from which to accurately assess and analyze major development proposals in southern Guam because we have not given them a land use plan to follow. They consult the zoning law, the developer's proposal and agency recommendations. Village testimony is largely perfunctory and the confrontational nature of those meetings is little more than a reactive expression of community concerns. **There must be a southern land use plan in the next 2 years with all-important**

zoning performance standards (height, density, infrastructure, landscaping, etc.) to compliment the plan. Please hold our government agencies accountable and task them to get the plan completed and entered into force with a sense of purpose and urgency.

I think Public Law 19-38 championed by former Senator Rivera was very well intentioned but prescribes planning through an outdated process that leaves very little to inspire success in the form of a timely product. That law is far too bureaucratic and that's probably why it was never implemented. By comparison, the process used for the Northern and Central Plan was inclusive, community-based and efficient overseen by a very small group of dedicated government managers. We should replicate that model. Government agencies can decide to be actively involved each step of the way but should review and comment (guide) what is developed by consultants. The government should not lead the technical development activities of land use planning. I don't believe we actually have competent/qualified land use planners in the Government of Guam. That's not intended to be a criticism just a personal observation about the lack of in-house expertise to lead contemporary land use planning. If all that was proposed was to make some amendments to the zoning law (update it) then yes government employees could do that fairly well with legal assistance and public participation.

- I believe the current variance process under the zoning law is problematic and threatens community character and culture because the GLUC is not limited in what it can approve. For example, if the law requires buildings to be no higher than about 30 feet or three stories then what is the basis for 500% (15 stories in Pago Bay) or greater variances? When developers continuously request such high variances (based on precedence like Tumon development) it signals that the zoning standards are out of date and ill-fitted to the character of the district or community. Conversely, there are communities like those in southern Guam where three stories is probably close to the vision and desire of those communities for the foreseeable future. **There must be a limit or cap on variances based on community plans and standards.** Even without a plan and standards a cap makes a lot of sense in communities where high-rise development does not exist. We only need to look at the Ladera Tower project in Mangilao to understand how the process can significantly deviate from community character. There are limits to what communities will accept and the GLUC should not have a "sky is the limit" level of authority.
- I believe we are at the beginning of a significant development "boom". Not like the 1985-1995 period but significant never the less. If we don't implement lessons from that earlier period (that land use planning is crucial) then we will suffer for it. **I think that the process of hundreds of residents attending a village public hearing and then another at GLUC in the middle of the workday in Tamuning is dangerously irresponsible and intentional or not limits public participation.** These meetings usually involve people shouting at

each other and confronting government and developers to little positive or constructive effect. Let's put an end to this method, it's an embarrassment and does not reflect well.

- I don't understand why our leaders both elected and professional appointees feel compelled to use any more of the people's land for mineral extraction or "quarries". We the people have provided for a government quarry in Dededo and a private for profit/non-profit quarry at the Guam Raceway facility in Yigo and there may have been others. Why do we need to exploit another 400 acres at Lajuna? Let private enterprise develop commercial extractive industries on private land. I don't think quarry development is a "make or break" revenue source for the Chamorro Land Trust under their newly minted commercial lease regulations. Once developed into a terraced scarified limestone landscape it will not revert back to primary limestone forests, at least not in our life times or likely even the life times of our children. **If we really feel that public land use for mineral extraction is necessary it should occur on lands already impacted where primary forests have been destroyed.** I strongly believe that public lands must be planned for and that multiple uses be considered for long-term benefits.
- I believe that GEDA needs to get better connected to the aspirations and needs of our communities when evaluating how developers who get qualifying certificates can contribute to host communities. GEDA should spend more time in the community when reviewing and analyzing qualifying certificate applications. My perception is that these tax benefit packages are developed in the ITC Building, approved at Adelup and do not necessarily reflect public perspectives of a fair and appropriate set of trade-offs. Again, central government appointees seem to have too much authority and power to influence the Governor's decision. **The communities impacted directly by development should be given the opportunity for input in the village that seeks to better balance development proposals with host community needs when we are rolling out the tax rebate benefits.**
- I decided not to include the Chamorro Land Trust Commission (CLTC) commercial lease process below simply because I don't think the CLTC should get into approving land uses. That's a job hopefully in the not too distant future for communities as mentioned above with assistance from the GLUC. The CLTC should only approve commercial leases contingent upon community and GLUC approval under provisions of the zoning law where proposed uses are not authorized in existing zones. With regard to a proposed quarry at Lajuna in Yigo, that property is not zoned for commercial or industrial uses. **It appears that the CLTC has put the proposal process ahead of the land use authorization process. The CLTC should comprehensively plan for their properties in conformance to community land use plans then seek proposals for development. The CLTC should not be operating in isolation from the surrounding community.**

The following language should probably be divided into several more sections. I simply drafted this to flow in a particular way. I also think that a review of the zoning law and GLUC mandates is appropriate to avoid creating conflicting procedures; however, I do think that municipal government provisions of Title 5 Chapter 63 is the appropriate place to empower municipal government. Some minor adjustments to the zoning land and Department of Land Management/GLUC chapters and section of Title 21 should work well.

Suggested language for Bill 218-33(COR)

“(j) The municipal planning councils (MCP) of the municipalities of Piti, Santa Rita, Agat, Umatac, Merizo, Inarajan, Talofofo, Yona and Ordot-Chalan Pago shall review and cast their vote of approval, approval with conditions or disapproval on proposed zone changes, variances, conditional uses, and seashore clearances, for commercial uses including but not limited to hotels, resorts, multi-family dwellings, industrial, mineral extraction and quarry development, retail, wholesale, and marine transportation facilities within their districts that southern MPCs determine warrants their review and vote which also requires the review, consent and action by the Guam Land Use Commission (GLUC), Guam Seashore Protection Commission (GSPC), and Guam Natural Resources Board; and on all applications related to such development for Guam’s Qualifying Certificate programs and other investment incentives authorized by law that require the action or recommendation of the Guam Economic Development Authority Board of Directors (GEDA). Council votes that garner approval, approval with conditions or disapproval shall be added to and count individually toward the number of votes determining a majority for actions by the commissions and board named herein. Council minority votes shall not count for purposes of approving, approving with conditions or disapproval action of any commission.

Councils shall exercise due diligence by informing and seeking input from their respective communities regarding development proposals and may hold joint public meetings in the their districts with the commissions and board named herein or may hold multiple meetings for the same purpose as they determine necessary to exercise due diligence. Once a Council has received a development application package certified complete by the commissions or board identified herein the Council shall complete public meetings, the collection of public input and conduct the Council’s vote within 120 days. The commissions and board named herein shall not vote or decide on a course of action until after the Council has conducted public meetings, gathered public input and transmitted its voting results on the proposed development. Any development which receives the Council’s review and vote shall include a report submitted to the commissions or board summarizing qualitatively and quantitatively public concerns, desires, public meeting dates, the estimated number of attendees and public speakers. Such report that is submitted with the Council’s voting record and transmitted within 120 days of receiving a certified complete development application package.”

Add a new subsection (k) to read as follows (or something very similar) to ensure accountability and incentivize comprehensive land use planning for the south.

“(k) §40128(j) shall sunset immediately upon enactment into force of a Southern Guam Land Use Plan and Zoning Standards for the municipalities identified in §40128(j) which must include a procedure for Council review and approval, public review, input and meetings on certain development proposals in the districts. If a southern land use plan and zoning standards are not enacted within two years of the effective date of this section and the preceding §40128(j) then an immediate moratorium shall be in effect on all zone changes to Hotel Resort (H), Planned Unit Development (PUD), Commercial (C), Industrial, Multi-Family (R-2) and conditional uses for major commercial development as defined in §40102(g) and the maximum level of variance that may be approved by the GLUC in any zone shall not exceed 30% of that allowed by law on the effective date of this section, including but not limited to hotels, resorts, multi-family dwellings, seashore clearances requiring the review, consent and action of the GLUC and GSPC.”

Add a new §40102(g) to define “Major Commercial Development”.

“§40102(g) Major commercial development includes development having a scope, intensity and/or durational affects that will potentially result in adverse environment impacts to the natural environment, increases in requirements for potable water, wastewater, stormwater, traffic, education services, solid waste, and other public services and infrastructure. The various Councils may make final determinations as to what constitutes “major” on a case by case basis and as general guidance major commercial development as applied to requests for conditional uses in all zones includes but is not limited to:

- golf courses
- solid and other waste management facilities (landfills, transfer stations, composing, sludge, recycling, and hazardous waste facilities and similar uses)
- “big box” retail and wholesale establishments
- retail malls
- quarries and extractive mineral industries
- coastal and shoreline dredging and land reclamation
- sewage treatment plants
- new highway development
- reservoir, dam and similar water impoundments and storage facilities
- seaport, marinas and airports
- ground transportation staging, storage and motor pool facilities
- jails, detention and correctional facilities
- hospitals
- food processing facilities
- slaughter houses, meat processing and other concentrated animal facilities

Despite a very real lack of comprehensive land use planning and community participation on zoning decisions over the past 30 years our island is still a great place to live. I'm concerned that our political leadership and tourism industry quest for 2 million visitors annually together with the initiative to obtain a China Visa waiver without a land use plan will lead to serious problems. It seems our community including local activist groups are largely disinterested and disconnected from tourism industry proposals that could arguably cause significant adverse change. Why are there no proposals to conduct environmental, sociocultural or socioeconomic studies to support a near doubling of our visitor industry?

I'm available to further discuss my written testimony and share ideas and proposals that will improve or maintain the livability and quality of life in our communities.

Senseramente,

A handwritten signature in black ink, appearing to read 'Randy Sablan', with a long horizontal flourish extending to the right.

Randy Sablan
P.O. Box 3593
Hagatna, Guam 96932
898-1295



COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturan Guåhan • The 33rd Guam Legislature

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Rory J. Respicio

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MAJORITY LEADER

Senator

Thomas C. Ada

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Member

Senator

Nerissa Bretania Underwood

Member

V. Anthony Ada

MINORITY LEADER

Mary C. Torres

MINORITY MEMBER

December 31, 2015

Memorandum

To: **Rennae Meno**
Clerk of the Legislature

From: **Senator Rory J. Respicio**
Majority Leader & Rules Chair

Subject: **Fiscal Notes**

Hafa Adai!

Attached please find the fiscal notes for the bill numbers listed below. Please note that the fiscal notes and fiscal note waivers are issued on the bills as introduced.

FISCAL NOTES:

Bill No. 217-33(COR)

Bill No. 218-33(COR)

Bill No. 219-33(COR)

Please forward the same to MIS for posting on our website. Please contact our office should you have any questions regarding this matter.

Si Yu'os ma'åse'!

Bureau of Budget & Management Research
Fiscal Note of Bill No. 218-33(COR)

AN ACT TO ADD A NEW § 40128(j) TO, AND TO AMEND 40128(f) OF, ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO INCLUDING THE PARTICIPATION OF MUNICIPAL PLANNING COUNCILS OF SOUTHERN VILLAGES IN THE REVIEW AND APPROVAL PROCESS FOR PROPOSED COMMERCIAL DEVELOPMENTS.

Department/Agency Appropriation Information

Dept./Agency Affected: Mayor's Council of Guam	Dept./Agency Head: Angel R. Sablan, Executive Director
Department's General Fund (GF) appropriation(s) to date:	6,854,314
Department's Other Fund (Specify) appropriation(s) to date: Guam Highway Fund (\$2,877,499), Tourist Attraction Fund (\$3,736,581) & Host Community Fund (\$300,000)	6,114,080
Total Department/Agency Appropriation(s) to date:	\$12,968,394

Fund Source Information of Proposed Appropriation

	General Fund:	(Specify Special Fund):	Total:
FY 2015 Unreserved Fund Balance		\$0	\$0
FY 2016 Adopted Revenues	\$0	\$0	\$0
FY 2016 Appro. (P.L. 33-66)	\$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 2016 (if applicable)	FY 2017	FY 2018	FY 2019	FY 2020
General Fund I/	\$0	\$0	\$0	\$0	\$0	\$0
(Specify Special Fund)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

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

Analyst: <i>[Signature]</i> Raymond R. BMA I	Date: <i>11/17/15</i>	Director: <i>[Signature]</i> YIN-UP Jose S. Calvo, Director	Date: DEC 24 2015
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Footnotes:

- 1 / See attached comments.

COMMENTS TO BILL No. 218-33(COR)

The Bill proposes to add and amend Article 1, Chapter 40, Division 4, Title 5 of the Guam Code Annotated to include the participation of Municipal Planning Councils (MPC) of particular southern villages in the review and approval process for proposed commercial developments, specifically the villages of Piti, Santa Rita, Agat, Umatac, Merizo, Inarajan, Talofofo, and Yona. The Bill's intent is to allow the MPC's of these villages to review and express its approval or disapproval on proposed hotels and similar large-scale commercial developments requiring the review and consent of the Guam Land Use Commission; and, on all applications for Guam's Qualifying Certificate programs and other special investment incentives authorized by law.

In so far as these additional duties require that the MPCs meet more frequently, the fiscal impact would be the additional cost for stipends for MPC members as outlined in § 40130 (b). Such costs would have to be covered by MCOG appropriations.



COMMITTEE ON RULES

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Mary C. Torres

MINORITY MEMBER

December 10, 2015

MEMORANDUM

To: **Rennae Meno**
Clerk of the Legislature

Attorney Therese M. Terlaje
Legislative Legal Counsel

From: **Senator Rory J. Respicio**
Chairperson, Committee on Rules

Subject: Referral of Bill No. 218-33(COR)

As the Chairperson of the Committee on Rules, I am forwarding my referral of **Bill No. 218-33(COR)**.

Please ensure that the subject bill is 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 Tres Na Liheslaturan Guåhan*.

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

Si Yu'os Ma'åse!

Attachment

I Mino'Trentai Tres Na Liheslaturan Received
Bill Log Sheet

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	HEARING DATE	COMMITTEE REPORT FILED	FISCAL NOTES
218-33 (COR)	Tommy Morrison	AN ACT TO ADD A NEW § 40128(j) TO, AND TO AMEND 40128(f) OF, ARTICLE 1, CHAPTER 40, DIVISION 4, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO INCLUDING THE PARTICIPATION OF MUNICIPAL PLANNING COUNCILS OF SOUTHERN VILLAGES IN THE REVIEW AND APPROVAL PROCESS FOR PROPOSED COMMERCIAL DEVELOPMENTS.	12/10/15 12:13 p.m.	12/10/15	Committee on Municipal Affairs, Tourism, Housing, and Historic Preservation			

Subject: Corrected: First Notice of Public Hearing - Thursday, February 4, 2016

From: Alan Cepeda (alan@tinamunabarnes.com)

mcogadmin@teleguam.net; mayor.mcdonald671@gmail.com; mayordrivera.tatuha@gmail.com; agatmayorsoffice@hotmail.com; rudyiriarte@gmail.com; hagatnamayor@hotmail.com; ocp.mayor@gmail.com; mayordonisfloreslujan@gmail.com; mayoremestc@yahoo.com; umatacmo@gmail.com; asanmainamayorsoffice@yahoo.com; mtm_mayors_office@yahoo.com; **To:** melissa.savares@gmail.com; bmomayor@gmail.com; pitimayor@yahoo.com; daleealvarez@gmail.com; nblas_mangilaomayor@yahoo.com; guammayor@gmail.com; talofofomayor@gmail.com; yigomayorsoffice@gmail.com; kenjoeada@yahoo.com; nathan.denight@visitguam.org; joseph.cameron@dca.guam.gov; cguzman@galaidegroup.com; tommy@senatormorrison.com; speaker@judiwonpat.com;

sgtams@guamlegislature.org; mis@guamlegislature.org; clerks@guamlegislature.org; phnotice@guamlegislature.org; senator@tinamunabarnes.com; millie@tinamunabarnes.com; jean@tinamunabarnes.com; bernice@tinamunabarnes.com; natalie@tinamunabarnes.com; **Cc:** alan@tinamunabarnes.com;

Date: Thursday, January 28, 2016 2:21 PM

FIRST PUBLIC NOTICE

FOR IMMEDIATE RELEASE

Thursday, January 28, 2016

Hafa Adai! The Committee on Municipal Affairs, Tourism, Housing and Guam Preservation Trust will be conducting a public hearing on **Thursday February 4, 2016** in the Public Hearing Room. This hearing is scheduled to receive public testimony on the following

9:00 a.m. **Bill No. 247-33 (COR)** – “An act to appropriate the sum of Eight Hundred Twenty Thousand Dollars (\$820,000) From Fiscal Year 2015 Hotel Occupancy Tax unreserved fund balance to the Guam Museum Fund for museum operation cash flow.” - *T.R. Muña Barnes, J.T. Won Pat, Ed.D.*

Bill No. 218-33 (COR) – “An act to add a new § 40128(j) to, and to amend 40128 (f) of, Article 1, Chapter 40, Division 4, Title 5, Guam Code Annotated, relative to including the participation of municipal planning councils of southern villages in the review and approval process for proposed commercial developments.” – *Tommy Morrison*

Pursuant to 5 GCA, Chapter 8, Subsection 8107, public hearing notices should be sent on Thursday, January 28, 2016, which is five (5) working days prior and a second public notice on Tuesday, February 2, 2016, which is forty-eight (48) hours prior.

Written testimonies may be submitted on the day of, prior to, or up to ten days after the public hearing to the Office of Senator Tina Rose Muña Barnes, 155 Hesler Place, Hagatña Guam 96910, via facsimile to 472-3400 or via email to senator@tinamunabarnes.com. We comply with Title II of the Americans with Disabilities Act (ADA). Should you require assistance or accommodations please contact Jeanenne Cordero, Bernice Rivera or Alan Cepeda from our office at 472-3455/6 or via email at jean@tinamunabarnes.com, Bernice@tinamunabarnes.com, or alan@tinamunabarnes.com. I look forward to your attendance and participation.

Si Yu'os Ma'åse'i

cc: Sergeant-At-Arms/Protocol/AV
MIS

Clerk of the Legislature
All Media

Alan Cepeda
Legislative Assistant
(671) 472-3455/6
alan@tinamunabarnes.com

From: Alan Cepeda <alan@tinamunabarnes.com>

To: MAYORS' COUNCIL OF GUAM <mcogadmin@teleguam.net>; Mayor Paul M. McDonald <mayor.mcdonald671@gmail.com>; Mayor Louise C. Rivera <mayorlcrivera.tatuha@gmail.com>; Mayor Carol S. Tayama <agatmayorsoffice@hotmail.com>; Rudy Iriarte <rudyiriarte@gmail.com>; Mayor John A. Cruz <hagatnamayor@hotmail.com>; Jessy Gogue <ocp.mayor@gmail.com>; Mayor Doris F. Lujan <mayordorisfloreslujan@gmail.com>; Mayor Ernest T. Chargualaf <mayore Ernestc@yahoo.com>; Umatac Mayor <umatacmo@gmail.com>; Asan-Maina Mayor's Office <asanmainamayorsoffice@yahoo.com>; MTM Mayor Andy Villagomez <mtm_mayors_office@yahoo.com>; Mayor Melissa B. Savares <melissa.savares@gmail.com>; Mayor June V. Blas <bmomayor@gmail.com>; "Mayor Vicente "Ben" D. Gumataotao" <pitimayor@yahoo.com>; Mayor Dale E. Alvarez <daleealvarez@gmail.com>; "Mayor Nonito "Nito" C. Blas" <nblas_mangilaomayor@yahoo.com>; DMC Chairman/Sinajana Mayor Robert Hoffman <guammayor@gmail.com>; Mayor Vicente S. Taitague <talofofomayor@gmail.com>; Mayor Rudy M. Matanane <yigomayorsoffice@gmail.com>; Mayor Ken Joe M. Ada <kenjoeada@yahoo.com>; Jon Nathan Denight <nathan.denight@visitguam.org>; Joseph Cameron <joseph.cameron@dca.guam.gov>; DMC Vice Chair/Clifford Guzman <cguzman@galaidegroup.com>; Tommy Morrison <tommy@senatormorrison.com>; Speaker Won Pat <speaker@judiwonpat.com>; Phnotice <phnotice@guamlegislature.org>

Cc: Tina Muna Barnes <senator@tinamunabarnes.com>; Millie Acfalle <millie@tinamunabarnes.com>; Jeanenne Cordero <jean@tinamunabarnes.com>; Bernice Rivera <bernice@tinamunabarnes.com>; Natalie Quinata <natalie@tinamunabarnes.com>; Alan Cepeda <alan@tinamunabarnes.com>

Sent: Wednesday, January 27, 2016 6:55 PM

Subject: First Notice of Public Hearing - Thursday, February 4, 2016

FIRST PUBLIC NOTICE

FOR IMMEDIATE RELEASE

Subject: Second Notice of Public Hearing - Thursday, February 4, 2016

From: Alan Cepeda (alan@tinamunabarnes.com)

mcogadmin@teleguam.net; mayor.mcdonald671@gmail.com; mayordrivera.tatuha@gmail.com; agatmayorsoffice@hotmail.com; rudyiniarte@gmail.com; hagatnamayor@hotmail.com; ocp.mayor@gmail.com; mayordorisfloreslujan@gmail.com; mayoremestc@yahoo.com; umatacmo@gmail.com; asanmainamayorsoffice@yahoo.com; mtm_mayors_office@yahoo.com;
To: melissa.savares@gmail.com; bmomayor@gmail.com; pitimayor@yahoo.com; daleealvarez@gmail.com; nblas_mangilaomayor@yahoo.com; guammayor@gmail.com; talofofomayor@gmail.com; yigomayorsoffice@gmail.com; kenjoeada@yahoo.com; nathan.denight@visitguam.org; joseph.cameron@dca.guam.gov; cguzman@galaidegroup.com; tommy@senatormorrison.com; speaker@judiwonpat.com;
Cc: sgtaims@guamlegislature.org; mis@guamlegislature.org; clerks@guamlegislature.org; phnotice@guamlegislature.org; senator@tinamunabarnes.com; millie@tinamunabarnes.com; jean@tinamunabarnes.com; bernice@tinamunabarnes.com; natalie@tinamunabarnes.com;
Date: Tuesday, February 2, 2016 8:45 AM

SECOND PUBLIC NOTICE

FOR IMMEDIATE RELEASE

Tuesday, February 2, 2016

Hafa Adai! The Committee on Municipal Affairs, Tourism, Housing and Guam Preservation Trust will be conducting a public hearing on **Thursday, February 4, 2016**, in the Public Hearing Room. This hearing is scheduled to receive public testimony on the following:

9:00 a.m. Bill No. 247-33 (COR) – “An act to appropriate the sum of Eight Hundred Twenty Thousand Dollars (\$820,000) From Fiscal Year 2015 Hotel Occupancy Tax unreserved fund balance to the Guam Museum Fund for museum operation cash flow.” - *T.R. Muña Barnes, J.T. Won Pat, Ed.D.*

Bill No. 218-33(COR) – “An act to add a new § 40128(j) to, and to amend 40128 (f) of, Article 1, Chapter 40, Division 4, Title 5, Guam Code Annotated, relative to including the participation of municipal planning councils of southern villages in the review and approval process for proposed commercial developments.” – *Tommy Morrison*

Pursuant to 5 GCA, Chapter 8, Subsection 8107, public hearing notices should be sent on Thursday, January 28, 2016, which is five (5) working days prior and a second public notice on Tuesday, February 2, 2016, which is forty-eight (48) hours prior.

Written testimonies may be submitted on the day of, prior to, or up to ten days after the public hearing to the Office of Senator Tina Rose Muña Barnes, 155 Hesler Place, Hagatña Guam 96910, via facsimile to 472-3400 or via email to senator@tinamunabarnes.com. We comply with Title II of the Americans with Disabilities Act (ADA). Should you require assistance or accommodations please contact Jeanenne

2/11/2016

Print

Cordero, Bernice Rivera or Alan Cepeda from our office at 472-3455/6 or via email at jean@tinamunabarnes.com, Bernice@tinamunabarnes.com, or alan@tinamunabarnes.com. I look forward to your attendance and participation.

Si Yu'os Ma'áse'!

cc: Sergeant-At-Arms/Protocol/AV
MIS

Clerk of the Legislature
All Media

Alan Cepeda
Legislative Assistant
(671) 472-3455/6
alan@tinamunabarnes.com

Attachments

- Second Notice.pdf (332.38KB)
- Agenda.pdf (324.25KB)
- Bill No. 218-33 (COR) tam HISTORY (1).pdf (549.47KB)
- Bill No. B247-33 (COR).pdf (50.74KB)

Public Hearing Notice Listserv
phnotice@guamlegislature.org (Media, All Senators, and Staff)

Updated: December 2, 2015

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Updated: December 2, 2015

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I Mina'Trentai Tres Na Liheslaturan Guåhan

Office of The Legislative Secretary

Tina Rose Muña Barnes

Committee on Municipal Affairs, Tourism, Housing and Historic Preservation Confirmation/Public Hearing Thursday, February 4, 2016

AGENDA

9:00 a.m. **Bill No. 247-33 (COR)** – “An act to appropriate the sum of Eight Hundred Twenty Thousand Dollars (\$820,000) From Fiscal Year 2015 Hotel Occupancy Tax unreserved fund balance to the Guam Museum Fund for museum operation cash flow.” - *T.R. Muña Barnes, J.T. Won Pat, Ed.D.*

Bill No. 218-33 (COR) – “An act to add a new § 40128(j) to, and to amend 40128 (f) of, Article 1, Chapter 40, Division 4, Title 5, Guam Code Annotated, relative to including the participation of municipal planning councils of southern villages in the review and approval process for proposed commercial developments.” - *Tommy Morrison*