



Office of the Mayor
District of Chalan Pago - Ordot

JESSY C. GOGUE
MAYOR

District of Chalan Pago - Ordot
Municipal Planning Council
January 15, 2014

32-14-1208
Office of the Speaker
Judith T. Won Pat, Ed. D.

Date 1-22-14
Time 8:00 AM
Received by [Signature]

CPO Resolution No. 2014 - 01

Introduced by:
Members:

- Jessy C. Gogue, Chairman
Marcel Camacho
Benny Campos
Raymond Chaco
Carmelita C. Cruz
Nicklos Prelosky
Jeannette Quintanilla
Christopher Roberto
John Salas
Wayne Santos

2014 JAN 27 AM 9:46 [Signature]

RELATIVE TO THE ORDOT/CHALAN PAGO MUNICIPAL PLANNING COUNCIL (MPC) EXPRESSING THEIR VIEWS PERTAINING TO THE ZONE CHANGE APPLICATION 2013-09 SUBMITTED TO THE GUAM LAND USE COMMISSION (GLUC) FOR THEIR REVIEW. THAT, THIS APPLICATION WAS SUBMITTED ON BEHALF OF APPLICANT JAY PARK, OWNER OF LOT 3219-4NEW-2NEW, REQUESTING FOR A ZONE CHANGE OF HIS LOT FROM A "R-1" (Single Family Dwelling) TO A "C" (Commercial) ZONE IN ORDER TO CONSTRUCT AND OPERATE A RESTAURAUNT AND COFFEE HOUSE IN THE MUNICIPALITY OF CHALAN PAGO - ORDOT.

BE IT RESOLVED BY THE ORDOT/CHALAN PAGO MUNICIPAL PLANNING COUNCIL, DISTRICT OF CHALAN PAGO - ORDOT AND, WITH THE APPROVAL BY A MAJORITY OF THE MEMBERS LISTED ABOVE; THE FOLLOWING RESOLUTION IS ADOPTED:

WHEREAS, Lot 3219-4NEW-2NEW is currently a vacant lot located along Route 10 in Chalan Pago and is adjacent to a commercial lot, to the east, in which a small retail store exists and operates under the name of "Song Market"; and

WHEREAS, Lot 3219-4NEW-2NEW is further surrounded by "single" family residential homes to the south & southeast, west, and to the north, across Route 10; and

WHEREAS, along Route 10 there exists adequate infrastructure to support a commercial business, to include power, water, sewer, telephone, and other utilities a business would require to support its day-to-day functions, and

1208

Government of Guam • P. O. Box 786, Hagåtña, Guam 96932
Tel. (671) 472-8302 / 477-1333 • Fax: (671) 477-7131



Village Flower "Chichirika"

WHEREAS, on July 11, 2013 at 6:00 p.m. at the Chalan Pago Community Center, a public hearing was held to provide residents and the general public with information regarding this application for a zone change along with the intent of Mr. Jay Park to construct a restaurant and coffee house on his lot should this zone change application be approved; and

WHEREAS, at the public hearing, approximately seven (7) residents and property owners living in close proximity to Mr. Park's lot attended the public hearing to listen to the presentation made regarding the rezoning of Lot 3219-4NEW-2NEW and to ask questions regarding the potential impact to the area should this restaurant and coffee shop be built; and

WHEREAS, the residents who attended the public hearing were primarily concerned about the increase volume of traffic in the area and the storm water impact from this lot since many of their homes were downhill from Lot 3219-4NEW-2NEW; and

WHEREAS, the Mayor provided comment to their concerns regarding traffic; and, that this issue can be addressed after the business has established itself and the Department of Public Works is able to analyze if a need exists for any additional traffic signage and/or traffic controls that would better manage the additional volume of traffic in and out of this area as a result of this commercial building; and

WHEREAS, Felix Benavente, who was acting as Mr. Park's Representative, assured the residents attending the public hearing that any commercial development performed on this lot would be required to comply with the building standards of the government which includes preventing storm water runoff from negatively impacting surrounding lots; and

WHEREAS, before the public hearing concluded, the Mayor encouraged the residents in attendance to put their concerns in writing and address it to the Guam Land Use Commission (GLUC) for their review and consideration; and, asked resident to provide his Office with a copy of any written statements submitted to the GLUC for inclusion with this Resolution, adopted by the Village Municipal Planning Council; and

WHEREAS, to date, NO further comments have been made by residents regarding this zone change application; nor, have any copies of written concerns been provided to the Mayor's Office; and

WHEREAS, the members of the MPC realize that along with residential growth, "commercial development" often follows in support of the anticipated needs and desires of the Community; **therefore, be it**

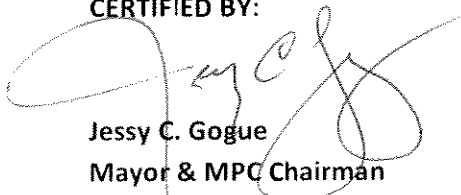
RESOLVED, that given the proposed location for this restaurant and coffee house, along Route 10, that the Ordot – Chalan Pago MPC is in **SUPPORT** of Mr. Park's zone change application **2013-09**; and be it further

RESOLVED, asks that, at a minimum, the assurances regarding storm water runoff be properly address when plans are submitted and approved for any construction within this lot; and be it further

RESOLVED, that the Chairman of the Ordot – Chalan Pago MPC certifies and the Recording Secretary attests to the adoption hereof, and that copies of this resolution be thereafter transmitted to the Governor of Guam; Speaker, 31st Guam Legislature; Director, Department of Land Management; the Director, Department of Public Works; the Mayors' Council of Guam; and to Mr. Jay Park via the Department of Land Management, and/or his designated representative.

DULY RECORDED AND REGULARLY ADOPTED BY THE ORDOT – CHALAN PAGO MUNICIPAL PLANNING COUNCIL ON THE 15th DAY OF January 2014.

CERTIFIED BY:



Jessy C. Gogue
Mayor & MPC Chairman
District of Chalan Pago - Ordot

ATTESTED BY:



Natasha M. Quitano
Recording Secretary