

PHASE TWO

December 1991 - March 1992

December 1991

- Planners continue developing three alternative "Visions".
- Second village meetings scheduled for Feb. 3 to Mar. 12, 1992.
- Mail-out brochure concept dropped.
- I Tano'-ta Newsletters developed for mailing and PDN insertion.
- Briefing Book II written in expansive format.

News Coverage of LUP:

PDN 2x December 5.

January 1992

- Bob Grey arrives for one week.
- Briefing Booklet expansive format changed to simpler version.
- Questionnaire concept, added, design plus content developed.
- Mailing of 39,000 newsletters to voters Jan. 23. PDN insert Feb. 2.
- Display "Visions Maps", 7'x 4' (3x) development begun.
- LUP second set village meetings rescheduled for Feb. 10-March 19 to accommodate Highway Master Plan meetings.

Newsletter, I Tano'-ta Update #1:

8 1/2" x 11" b/w 6 pages, 65,000x
Printing 65,000

Briefing Booklet #2:

8 1/2" x 11", 12 pages, 5,000 x 5 color, with maps and text
Original 24 pg booklet (xled) art design

Questionnaire:

5,000 x 8 1/2"x11", 4 pg
Art design layout Card & Card
Printing 5,000x

FEBRUARY/MARCH 1992

- PR Updates for the Territorial Planning Council staff meetings.
- PR packet on the Land Use Plan prepared and distributed to all media outlets.
- Public awareness campaign began (Feb). After village meetings, WBF/SPG planners compiled data and comments received from residents about the three "Visions" into a Draft Final Land Use Plan map.
- Symposium for government and private sector planners developed for April 8th at the Pacific Star Hotel.

Public Presentations and Interviews:

- Feb. 04 Guam Press Club.
Rotary Luncheon.
- Feb. 05 KUAM Jesus Chamorro Show.
- Feb. 06 K-57 Jon Anderson Show.

Second Village Meetings Schedule (7-10 p.m.):

- Feb 10 Agana Heights Village Meeting.
- Feb. 11 Mongmong-Toto-Maite.
- Feb. 12 Agat.
- Feb. 13 Talofofo.
- Feb. 19 Yigo.
- Feb. 20 Yona.
- Feb. 25 Santa Rita.
- Feb. 26 Barrigada.
All-day presentations at JFK High School.
- Feb. 27 Agana.
- March 2 Dededo.
- March 4 Sinajana.
- March 9 Asan-Maina.
- March 10 Inarajan.
- March 11 Tamuning-Tumon.
Rotary Club presentation.
- March 12 Chalan Pago-Ordot.
- March 16 Piti.
- March 17 Mangilao.
- March 18 Umatac.
- March 19 Merizo.

ADVERTISING:

Newspaper Ads:

Pacific Daily News: 3"x 7" format, four times in Feb., and once in March.

Pacific Daily News: 2"x 3" format, eight times in March in the Observation Post posting the days of the meetings.

Radio Ads:

5 stations: 30 seconds long, once per day for 19 days, announcing the days of the meetings.

News Coverage Land Use Plan:

Pacific Daily News: Feb. 2 on page 1, Feb. 11 on page 3, Feb. 14 on page 3, Feb. 16 on page 19 and the Opinion Page, Feb. 21 on page 3, Feb. 27 on page 9, Feb. 28 on page 7.

Feb. 9, 22, 29 - Guam Tribune

Feb. 18 - Pacific Crossroads.

K-57 Radio was present at the meetings daily.

Regular TV and radio coverage.

March 8, 14 - Pacific Daily News.

PHASE THREE

APRIL - JUNE 1992

APRIL/MAY 1992

- PR Updates for Territorial Planning Council staff meetings.
- Preparations continued for April's Land Use Plan Symposium.
- Panels prepared for "Earth Week" display at Micronesia Mall.
- Six regional meetings planned for June 8, 10, 11, 15, 16, 17, and 18.

Public Presentations:

April 8 Symposium Land Use Plan, Pacific Star Hotel (250 attendance).

April 10 Guam Visitors Bureau General Membership meeting.

April 17-24 Land Use Plan Earth Week display at the Micronesian mall.

May 2 Youth Congress.

May 19 Guam Historic Preservation Board.

Village Visits: 3x day May 13, 14, 15, 18, and 19:

Planners schedule 90 minute meetings to solicit input from those citizens unable to attend the evening Land Use Plan village meetings. Mayors asked to coordinate and choose dates, location.

ADVERTISING:

Newspaper Ads:

Observation Post: Daily during the days when meetings were scheduled.

Pacific Daily News: 3"x 7" format for village visits dates; May 12, 18.

Pacific Daily News: 2"x 3" format for general I Tano'-ta awareness on May 4, 6, 19, 21, 26, and 28.

Radio Ads:

30 seconds long ad, once a day for five days (May 12, 13, 14, 15, and 18) on six radio stations.

Banners:

Two 30'x 3' banners contracted for June campaign. Guam Power Authority and Department of Public Works permits obtained (fee waived).

News Coverage Land Use Plan:

Pacific Daily News, April 1, Page 8.

Guam Tribune, April 8, Page 1, May 29.

Pacific Daily News Voice People, May; editorial confuses the Territorial Land use Committee and the Land Use Plan May 10.

Notices May 13, 14.

Radio, TV.

JUNE/JULY 1992

- Regional meetings rescheduled to run June 15, 16, 17, 18, 24, and 25.
- Banners displayed at Adelup/Rt. 10, E. Agana and Barrigada Rt. 16.
- Promotion of regional meetings and I Tano'-ta in general through radio talk show appearances by project manager Joe Morcilla and the Territorial Planning Council members.

Public Presentations and Interviews:

June 2 Cable Forum TV Show.
June 3 KUAM Jesus Chamorro Show.
June 4 K-57 Jon Anderson Show.
June 9 CAC Meeting.
June 10 TAC Meeting.

ADVERTISING:

Newspaper Ads:

Pacific Daily News: 2"x3" format with meeting dates June 10, 11, 16, 17, 18, 24, and 25.

Pacific Daily News: 3"x 7" format with meeting dates June 15, 24 in the Observation Post announcing the days of the meetings.

Radio Ads:

30 sec. four times a day on five stations for eight days during the month of June (in Chamorro on KUAM).

TV Flipper Channel:

Channel 8 on June 1-30.

Newsletter "I Tano'-ta Update #2":

8.5'x 11' format, b/w, no photos, 4-page booklet, 30,000 copies. 24,000 copies as Pacific Daily News insert in the June 11 issue. Remainder distributed.

Briefing Booklet #3:

8'x 11' format, 5,000 copies.

1. Map foldout with intensity district definitions.
2. Booklet Map Summary.

Flyers:

6,000 copies distributed through the village Mayors.

Regional Meeting Schedule:

June 15 Asan-Maina, Piti.
June 16 Yigo, Dededo.
June 17 Tamuning-Tumon, Agana.
June 18 Agat, Santa Rita, Umatac, Merizo, Inarajan.
June 24 Agana Heights, Barrigada, Chalan Pago-Ordot, Mangilao, Mongmong-Toto-Maite, Sinajana.
June 25 Yona, Talofofo.

News Coverage Land Use Plan:

Pacific Daily news: June 15, page 1 with map, June 26 page 1/Voice of the People, Radio, TV:

- After Regional meetings the Land Use Plan Map was adjusted to accommodate public comments/desires obtained in regional meetings.
- Village Visits scheduled for informal discussions on zoning program.
- Village Visits 4-7 p.m. July 27, 28, 29, and 30, August 3, 4, 5, and 6.
- Planners developed data obtained in village meetings toward zoning compilation.

AUGUST 1992

- Pete Grigas arrived on August 6. Met with the Department of Public Works, the Department of Land Management, the Territorial Planning Council and outlines intensity district concept.
- Charettes began for CAC/TAC/DRC on intensity districts.
- Plan development delayed due to aftermath Aug. 28 Typhoon Omar.
- Typhoon Omar hit on August 28th: the island was without power, etc.

News Coverage of Land Use Plan:

None.

SEPTEMBER 1992

- Sept. 1-15 Typhoon recovery.
- meeting with Territorial Planning Council on PR>

News Coverage of Land Use Plan:
None.

OCTOBER/NOVEMBER/DECEMBER 1992

- Meetings with professional groups.
- Planners continued revamping zoning map, code.
- Typhoon Brian Oct. 20, four more typhoons by Nov. 23; time was lost.
- Development of village zoning display maps/booklet for village visits (now delayed from No./Dec. to Jan./Feb. 93).
- Pete Grigas was on island.

Public Presentations and Interviews:

Sept. 30 Multiple Listing Service.
Oct. 2 Guam Bar Association.
Oct. 7 Rotary Club of Northern Guam.
Oct. 13 Rotary Club of Tumon.
Oct. 14 Chamber of Commerce Board.
Oct. 16 GVB Membership.
Oct. 29 Rotary Club of Guam, Hotel and Restaurant Association,
Society of Professional Journalists.
Nov. 12 Rotary Club.
Dec. Bureau of Planning, Land Management.

Charettes and Professional Meetings w/Pete Grigas:

Oct. 15-30 TAC/CAC/DRC combined.
Oct. and Dec. The Department of Land Management, the Guam
Environmental Protection Agency, etc.

Meetings with Mayors (at Territorial Planning Council):

Each Mayor scheduled. 50% attended.

News Coverage of the Land Use Plan:
None.

PHASE FOUR

JANUARY - DECEMBER 1993

JANUARY/FEBRUARY 1993

- Displays completed and displayed in Mayor's offices.
- Village visits during January 25-February 5.
- Displays of 19 village maps at Agana Shopping Center on February 6/7.
- Displays of 19 village maps at Micronesia Mall on February 20/21.

Public Presentations and Interviews:

Senators Parkinson and Reyes.

KUAM - Jesus Chamorro Show January 27.

K-57 - Jon Anderson Show January 26.

Professional Meetings: Bureau of Planning, Department of Land Management, Department of Public Works.

Municipal Councils of Yigo, Mangilao, Barrigada.

Village Visit Schedule:

January:

- 25 Piti.
- 26 Talofofu, Yona.
- 27 Dededo, Tamuning.
- 28 Agana Heights, Inarajan.
- 29 Chalan Pago, Umatac.

February:

- 01 Sinajana, Yigo.
- 02 Mongmong-Toto-Maite, Asan-Maina.
- 03 Barrigada, Mangilao.
- 04 Agana, Agat.
- 05 Santa Rita, Merizo.

ADVERTISING:

Newspaper:

Pacific Daily News: Eight times 3"x 17" format Questions & Answers, January 22, 24, 31, Feb. 1.

Radio:

60 Questions and Answers, 3 times a day/9 days/ 4 stations, 30 seconds, Jan. 26-Feb. 5/6.

KUAM AM & FM, English and Chamorro.

KSTO

K-57.

Newsletter: "I Tano'-Ta Update #3"

8"x11" format, 4 pages, 30,000 copies.
24,000 copies Pacific Daily News insert, 6,000 copies to the
Government of Guam.

Briefing Booklet #4:

(8"x11" Intensity Districts Comparisons).
Design/layout with second run changes.
Printing 1,000 copies + 2,000 copies.

Displays:

20"x30"x40" the Land Use Plan Information Boards.
Design/layout by Card & Card Advertising.
20 village Maps color reproduction and other related items at Maps
of Guam, American Photo, Frames and Arts.

Flyers:

8"x11" format, double-sided, "What's A Land use Plan? 1-4".
Design/layout (not printed or used).

Banner:

One 30'x 3' to replace banner that was lost by the Guam Power
Authority.

News Coverage Land Use Plan:

Oct. 04	Cable Forum.
Oct. 01, 03, 10, 14	Pacific Daily News articles, Voice of the People.
Jan. 05	Pacific Daily News, Real Estate column.
Jan. 20	Pacific Daily News, Cable, KUAM, K-57 news on upcoming Village meetings.
Jan. 24-27	Pacific Daily News Series on the Land Use Plan.
Jan. 28	pacific Daily News article.
Jan. 31	Pacific Daily News editorial, opinion page subject.

MARCH 1993

3/10	• Meeting with the Territorial Planning Council and Joe Morcilla.
	• Joe Morcilla spoke on the Land Use Plan to the Society of Professional Architects and Engineers.
3/16	• Territorial Planning Council and WBF meeting.
	• Discussion between WBF, Territorial Planning Council and Paul Terlaje on the impacts of intensity districts on property values.

- Territorial Planning Council reviewed draft Development Review Manual.
- WBF's request for an extension to the Land Use Plan contract was approved.

3/23

APRIL 1993

- Meeting with the Territorial Planning Council and Joe Morcilla. Joe Morcilla reported that conversion of the Land Use Plan files to GIS files will be tied w/the Bureau of Planning GIS.
 - Marcel Camacho submitted to Joe Morcilla the proposed amendments to the Land Use Plan contract to extend the deadline for completion of the project to May 31, and to increase the Public Education budget for the project.
 - Marcel Camacho requested that Joe Morcilla review the scope of work to ensure that all products be submitted before the deadline.
 - Marcel Camacho requested that Joe Morcilla submit a summary of responses from the Chamber of Commerce survey on the Land Use Plan.
- 4/01
- Pete Grigas arrived on-island.
- 4/04
- Meetings scheduled with TAC and CAC.
- 4/05-06
- Zoning Code review session for all Territorial Planning Council members.
- 4/7
- Meeting between Pete Grigas and TAC.
- 4/13
- Pete Grigas departed from Guam.
- 4/16
- Display at the Micronesia mall center court by WBF as part of WBF's participation in Earth Week.
- 4/18-24
- Zoning Code discussion.
- 4/19-23
- Meeting between the Territorial Planning Council and Joe Morcilla.
- 4/28

MAY 1993

- Meeting between the Territorial Planning Council and WBF.
- 5/05
- WBF submitted final draft of Development Review Manual, 17 different check-lists to accompany the Development Review Manual, Alternative Plan Concepts and Final Land Use Plan document.
- 5/24-28
- Meeting among Joe Morcilla and the Territorial Planning Council staff.
- 5/27

JUNE 1993

- 6/1-4 • Territorial Planning Council reviewed documents.
- 6/7-12 • Marcel Camacho reviewed response letter addressed to Joe Morcilla concerning contract deadline and expected submitted date. Joe Morcilla responded that final submittal is June 18, however WBF involvement will not stop with final submittal. WBF planners assisted in training government employees in the use of the plans, etc.
- 6/18 • Final drafts of eight (8) Land Use Plan documents delivered to the Territorial Planning Council.
- 6/19 • Seminar on the Land Use Plan at the Housing Expo by Joe Morcilla and Marcel Camacho.
- 6/21-25
6/23 • Territorial Planning Council meeting. Discussion on time schedule for approval of the Land Use Plan.
Time line:
 1. PSA's: SU July 4, SU July 8, T July 27.
 2. Territorial Planning Council meeting on July 20 to discuss status of council members' progress.
 3. Public hearing on July 28.
 4. Deadline for comments by GovGuam agencies on August 3.
- Preliminary review completed on Executive Summary, Inventory and Analysis of Existing Condition, Alternative Plan Concepts, Final Land Use Plan, 19 5-year Zoning Maps and Performance Standards checklist.
- On-going review on Zoning code, Generalized Capital Improvement Plan, Concurrency Management System, Development Review Manual, 25-year map and 5-year Zoning Map.

JUNE 1993

- 7/2 • 19 sets of the Land Use Plan documents disseminated to mayor's office.
- 7/6-9 • Pacific Daily News advertisement notifying public that documents are available for their review.
- Documents disseminated to GovGuam agencies. Comments requested by August 3.
- Two (2) advertisements in the Pacific Daily News announcing documents available for public review. 7/11 was latest ad. Two more in the Pacific Daily News announcing public hearing on 7/28.
- Introduction meeting with Carol Ibanez, WBF/BCG's new Chief Planner.

- 7/14 • Meeting with Mike Reidy, former senator and new UOG planner to discuss long term plans of UOG.
- Territorial Planning Council meeting to discuss how to work with Department of Land Management to get input on whether the proposed timelines are reasonable and to begin to discuss how the proposed Zoning Code will impact their operation.
- 7/19 • Territorial Planning Council meeting with Joe Morcilla and Carol Ibanez to discuss agenda for Territorial Planning Council meeting.
- 7/20 • Territorial Planning Council meeting at Cabinet Conference Room, Consultant Progress report. At this meeting, Chairman Crisostomo expressed his desire to the consultant to work with the TAC/CAC groups to workout differences to insure that the issues are resolved. In the event that some issues can not be resolved, the consultants will present to the Council for final action.
- 7/25 • Pete Grigas arrived. Meetings were scheduled to take place during his two week visit.
- 7/26 • Pete Grigas and Territorial Planning Council met to discuss agenda for the Advisory Committee meeting scheduled for July 26, cable Forum on television July 27 and public hearing on July 28.
- Meeting with TAC/CAC and consultant to go over the Zoning Code. Discussion centered on the government's approval process with timeline set.
- 7/30 • Meeting with Senator Reyes and staff to discuss the progress of the Territorial Planning Council.

AUGUST 1993

- 8/2 • Meeting Territorial Planning Council staff and consultants with Community Advisory Committee members to discuss specific issues on Zoning Code.
- 8/3 • TAC meeting. Discussion on the Land Use Plan and Zoning Code.
- Individual meetings w/Historic Preservation Officer, UOG Planner Reidy, Dr. Richmond of UOG Marine Lab, Deputy Chief and Biologist of Aquatic and Wildlife Resources, Urban and Community Forester, Chief of Economic Development Planning, eight(8) DLM Planners, Chief Planner of Manengon Hills.
- 8/4 • Territorial Planning Council Land Use Plan presentation at the Youth Awareness Symposium.
- 8/8 • Earthquake measuring 8.2 rocked Guam. Most GovGuam agencies and WBF/BCG closed business for a couple of days.
- 8/12 • Meeting with Pete Grigas and Mike Gawel on the Land Use Plan.

- 8/17 • Meeting with Ed Yokeno on the Land Use Plan impact upon his property.
- 8/18 • Meeting with Mike Gawel on the Land Use Plan.
- 8/20 • Meeting with Mike Gawel on the Land Use Plan.
- 8/20 • Meeting between Mike Cruz of Bureau of Planning, WBF, and the Territorial Planning Council.
- 8/23 • Follow up meeting with Mike Cruz and the Territorial Planning Council.
- 8/24 • Meeting with John Anderson and staff to discuss staffing issues, timelines and procedures that need to be in place for the new Zoning Code. John Anderson was unable to attend. Staff were concerned that they will be given less responsibility when this new zoning code becomes law.
- 8/31 • Meeting with the Territorial Planning Council and GEDA.
Meeting with Marcel of the Territorial Planning Council on Zoning Code.

SEPTEMBER 1993

- 9/3 • Meeting with Marcel Camacho to discuss Zoning Code.
- 9/9 • Meeting with DLM Dan Guerrero regarding GIS maps.
- 9/13 • Territorial Planning Council meeting.
- 9/13 • Meeting with the Territorial Planning Council.
- 9/14 • Meeting with the Chamorro Land Trust Commission to present the Land Use Plan and Zoning Code.
- 9/17 • Joe Morcilla visits Dr. Singh's class.
- 9/19 • Pete Grigas arrived.
- 9/20 • Meeting with GEDA.
- 9/22 • Meeting with the Territorial Planning Council on Zoning Code and the Land Use Plan.
Meeting with Lester Carlson, Grigas at GEDA.
- 9/27 • Meeting with Bob Richmond, member TAC.
- 9/28 • Meeting between Marcel and Pete G.
- 9/30 • Meeting with the AIA and Pete G. at Territorial Planning Council. This discussion centered on issues listed by AIA members with eventual resolution of most of their concerns and incorporated in Zoning Code.

OCTOBER 1993

- 10/1 • Meeting with Bill Fitzgerald of Commerce, the Territorial Planning Council, and WBF.
Meeting with the Territorial Planning Council.
- 10/4 • Meeting with Mike Ham, member TAC to discuss particular issues as it relates to the Land Use Plan and Zoning Code. Several issues were resolved and incorporated in document.

- 10/5 • Meeting with Senator Pangelinan on the Land Use Plan to update progress.
- 10/6 • Follow up meeting with Mike Ham, member of TAC. Meeting with the Territorial Planning Council regarding the Development Review Manual.
- 10/7 • Meeting with Dave Lotz, member of TAC. Meeting with Bob Anderson, member of TAC. Meeting with Betty Santos regarding signs.
- 10/8 • Meeting between Pete G. and GPA to discuss GPA plans for a baseload generation facility. Meeting with DLM.
- 10/13 • Meeting with Marcel. Submission deadline of final comments on the Zoning Code and the Land Use Plan from government agencies, TAC.
- 10/14 • Meeting with Parks and Recreation to review 5H District language.
- 10/20 • Meeting with the Chamorro Land Trust Commission. Meeting with Mike Gawel.
- 10/22 • Meeting with Bob Richmond, Bob Fitzgerald and Lester Carlson of GEDA to discuss a Marine District from Fadian to Tagachang. The result of this meeting was the creation of a 2M District.
- 10/28 • Meeting with Marcel Camacho of the Territorial Planning Council.
- 10/29 • Submission of final version of documents to the Territorial Planning Council.

NOVEMBER 1993

- 11/3 • Working session with the Territorial Planning Council at the Cabinet Conference Room. Presentation of materials by Joe Morcilla to the Council.
- 11/6 • Pete Grigas arrived on Guam.
- 11/9 • Meeting with Marcel Camacho to update on the changes incorporated in the Land Use Plan and the Zoning Code and to best use Peter Grigas time while on island.
- 11/12 • The extension of the contract date to December 31, 1993 was approved by the Territorial Planning Council.
- 11/16 • Meeting with Bureau of Planning Mike Cruz for progress update. Discussion included public easements, streets and roadways, parking standards. Meeting with Linda Sablan Dept. of Commerce to discuss her comments and changes incorporated in Zoning Code.

- 11/17 • Meeting with GAA Duane Siguenza and Tom Jones to discuss GAA concerns. Outcome of this meeting is to include GAA in the development review process, and for GAA to create an Airport Impact Performance Standard. Changes to the Zoning Code were made to reflect the need to curb high intensity uses within airport safety zone.
Meeting with Phil Carbullido and Mary Norbeck to prepare legislation for Zoning Code and the Land Use Plan.
- 11/18 • Meeting with the Territorial Planning Council Chairperson Crisostomo to discuss the rationale for a Board of Land Use Adjustment, its role and functions.

Throughout November WBF staff working on documents and maps to fulfill workscope.

DECEMBER 1993

WBF staff revised the final maps, and documents for submission.

- 12/2 • Meeting with GPA Andy Balajadia and staff to discuss inclusion of GPA's effort in the Land Use Plan. Writeup reviewed and approved.
- 12/15 • Meeting with the Territorial Planning Council to discuss changes to the Zoning Code.
- 12/16 • Meeting with the Territorial Planning Council. Task 27 submitted, Maps of total acreage for all Intensity Districts, discovery of private-property in Intensity District 1 changed to Intensity District 2.
- 12/17 • Meeting with Senator Reyes to discuss legislation package.
- 12/29 • Maps of military acreage breakdown delivered to TPC.
- 12/30 • Submitted deliverables to TPC which included Land Use Plan, Zoning Code and eight diskettes of documents and the Legislation package.

JANUARY 1994

- 1/12 • Working session for Council Members at TPC office.
- 1/14 • TPC meeting at GEDA.
Ad for public hearing submitted to PDN.
- 1/18 • 1st ad for public hearing scheduled to appear in PDN.
- 1/24 • Ad for public hearing submitted to PDN.
- 1/26 • 2nd ad for public hearing scheduled to appear in PDN.
- 1/28 • Public Hearing at 9:30 a.m.

FEBRUARY 1994

- 2/11 • TPC meeting at the Cabinet Conference Room, Adelup.
- 2/28 • TPC submitted its recommendations to the Governor.

APRIL 1994

- 4/29 • Governor to act on plan no later than this date.

MAY 1994

- 5/9 • TPC submitted the plan to the Legislature.

JULY 1994

- 7/10 • Legislature to act on the plan no later than this date.

PACIFIC DAILY NEWS, Saturday, June 4, 1994

NOTICE OF PUBLIC HEARING

Committee on Housing and Community Development

Senator Edward D. Reyes, Chairman

Twenty-Second Guam Legislature



BILL NO. 1029 "An Act to Adopt a New Zoning Code and Repeal Conflicting Statutes; by Rules Committee, at request of the Governor"

Governor Joseph F. Ada and Lt. Governor Frank F. Blas approved Land Use Plan (called I Tano'-ta) and new Zoning Code, introduced as Bill 1029 by Senator Carl T.C. Gutierrez, Acting Rules Committee Chairman, at the request of the Governor.

Main Features (General Provisions) of I Tano'-ta Plan

- Converts current Zones to Intensity Districts 1 to 8 plus 3 Special Districts
- Increases/decreases permitted uses in each District
- Establishes village/neighborhood centers
- Changes lot size requirements for homes and buildings
- Establishes specific standards/restrictions on type and size of homes/buildings
- Requires specific landscaping of homes/buildings
- Intensity District 3 reduces number of homes/dwellings on 1 acre lots by 30% and increases lot requirement for duplex by 38% in current R2 Zone
- Combines current A and R1 Zones in Intensity District 2, providing more flexibility in permitted uses
- Designates Inarajan village proper as Historic Village Center (District 5H), subject to Historic/Cultural Conservation Standards
- Seeks to establish as law the implementing rules/regulations and performance standards.

Government of Guam and Federal Lands

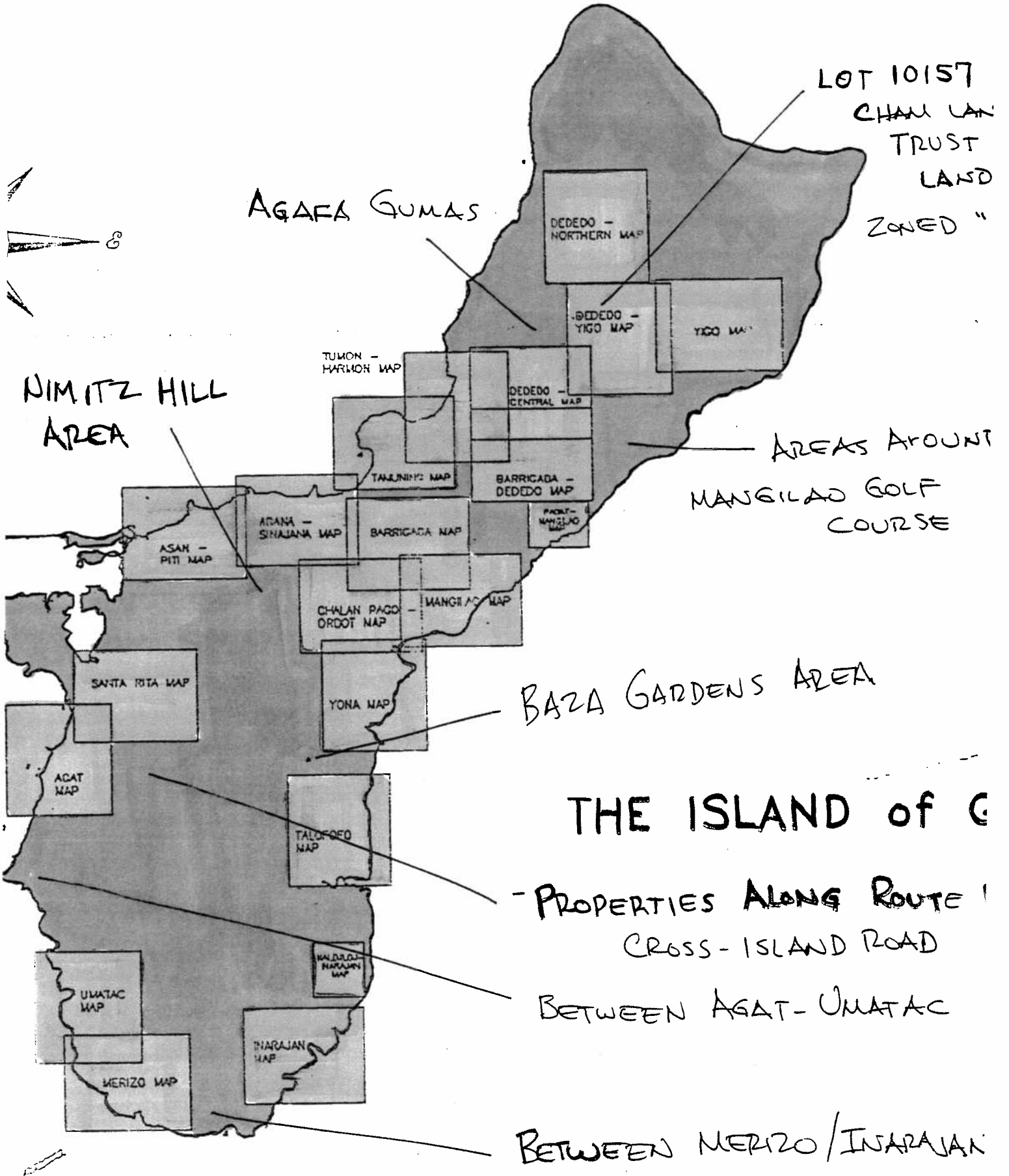
Proposes to approve 23,229 acres of Federal land as critical habitat/wildlife refuge
Proposes to give 4,176 acres of GovGuam land to Fed. Govt. for wildlife refuge/critical habitat and proposes to designate 21,168 acres of GovGuam land for preserves, parks and conservation, leaving 5,156 acres out of 30,500 acres total GovGuam for other land programs for people, such as homes and farming, etc.

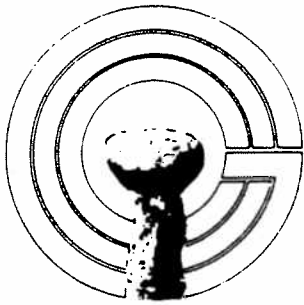
DATE: TUESDAY, JUNE 7, 1994
TIME: 9:00 AM, CONTINUING INTO EVENING
PLACE: Public Hearing Room, Guam Legislature
155 Hesler St., Agana

The I Tano'-ta Plan will affect the quality of life and the destiny of our island into the 21st Century.

EXPRESS YOUR VIEWS NOW...COME AND TESTIFY

PLANNING MAP LOCATION





GUAM CHAMBER OF COMMERCE
PARTNERS IN PROGRESS

173 Aspinall Avenue, Ada Plaza Center, Suite 102 • P.O. Box 283 Agana, GU 96910 • TEL: 472-6311/8001 • FAX: 472-6202

June 27, 1994

Marcel Camacho
Executive Assistant
Territorial Planning Council
Suite # 103, Reflection Center
222 Chalan Santo Papa
Agana, Guam 96910



Dear Marcel:

Thank you for forwarding a copy of Bill No. 1029 relative to the I Tano'-Ta Land Use Plan, as substituted by the Committee on Housing and Community Development.

After reviewing the draft substitute bill, I note that its provisions are consistent with the information provided by Committee Chairman Senator Edward D. Reyes during our June 23, 1994 Work Group meeting. Briefly, we observe that the substitute bill contains language stating that the Legislature looks forward to the eventual adoption of the performance-based zoning philosophy of the I Tano'-Ta Land Use Plan, provides the Territorial Planning Council with 90 days to make specific revisions to the plan and to send the rules and regulations and performance standards through the Administrative Adjudication Process, and provides the Legislature with a specific review and action time of 60 days after it receives the plan from the Territorial Planning Council and the Governor.

I truly hope that the Territorial Planning Council (TPC) will utilize the 90 days to address the issues raised by the Legislature. The Chamber Work Group looks forward to continue working with you and the TPC members throughout this period. I will be calling you soon to schedule a meeting with the Work Group.

Sincerely yours,

FRANK J. CAMPILLO
Chairman of the Board

cc: Governor Joseph F. Ada
Senator Edward D. Reyes, Chairman, Committee on Housing & Community Development
Members, Committee on Housing & Community Development, 22nd Guam Legislature
Board Directors, Guam Chamber of Commerce
I Tano'-Ta Land Use Plan Work Group

Introduced

JUN 24 '94

ZONING CODE
OF THE
TERRITORY OF GUAM

TWENTY-SECOND GUAM LEGISLATURE
1994 (SECOND) Regular Session

Bill No. 1029 (COR)

ACTING CHAIRPERSON, COMMITTEE ON RULES

Introduced by:


at the request of the Governor

AN ACT TO ADOPT A NEW ZONING CODE AND REPEAL
CONFLICTING STATUES.

BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

CHAPTER I. OBJECTIVES AND INTENT

The primary objective of the Zoning Code for the Territory of Guam is to establish criteria and standards to allow for the managed development of land that will meet the goals of the Land Use Plan for the Territory.

It is intended that the criteria and standards established by the Zoning Code reflect and express a sense of community values toward the Territory's physical environment, including the appearance and arrangement of uses for the conducting of business and industry, and the building of homes and other activities necessary for the Territory's well-being.

Further, the Zoning Districts established by this Zoning Code must be implemented in accordance with the Land Use Plan. The cultural, environmental and economic characteristics and suitability of all areas of the Territory were given careful consideration in the designation of the Zoning Districts.

I TANO'-TA
THE LAND USE PLAN FOR GUAM

ZONING CODE

MAY 1994

Prepared for:

THE TERRITORIAL PLANNING COUNCIL

Submitted By:

W.B. FLORES & ASSOCIATES/STRATEGIC PLANNING GROUP, INC.
A Joint Venture
