

CHAMORRO LAND TRUST COMMISSION

RESOLUTION 2014-001

A RESOLUTION TO ENGAGE IN CREATING VARIOUS RESIDENTIAL AND AGRICULTURAL SUBDIVISION MASTER PLANS THROUGH THE ASSISTANCE OF THE DEPARTMENT OF LAND MANAGEMENT

WHEREAS, the Chamorro Land Trust Commission, (*hereafter CLTC*) finds it is its inherent responsibility to regulate the use of its public lands assets with the intent to promote and protect the public health, safety and general welfare of its benefactors and the people of the Territory of Guam; and

WHEREAS, the CLTC finds such regulations must be consistent with the implied intent subdividing lands within the territory of Guam and particular should be designed to encourage the most appropriate use of land, to provide adequate open spaces about buildings for light and air, to prevent undue concentration of population, and to assure adequate provisions for community utilities and facilities such as water, schools, parks and other public requirements; and

WHEREAS, the CLTC desires to create and prescribe a cohesive workflow process to encourage and solidify appropriate land subdivision development, in accordance with applicable statutes for its public land assets; and

WHEREAS, the CLTC, by virtue of its authority and through the subject matter expertise assistance of the both the Divisions of Planning and Land Survey at the Department of Land Management, has embarked in an effort to effectuate a series of land subdivision master plans as a means to insure its fiduciary responsibility of efficient and effective distribution of land resources to its trust benefactors for the purpose of residential and agricultural use; and

WHEREAS, such subdivision master plans are to serve as development templates for each new CLTC- sponsored subdivision created strictly for subsistent agricultural and residential uses; and notwithstanding

WHEREAS, Public Law 31-170 was promulgated for the purpose of exempting previously-approved sketch CLTC maps of lease sites, from the requirements of Article 2, Chapter 62, Title 21, GCA relative to subdivision and recordation procedures as a means to expedite subdivision map review and recordation however, the CLTC has determined that requirements under P.L. 31-170 applies only to pending-approval maps on or prior to January 24, 2012; and

WHEREAS, the CLTC desires to integrate such subdivided lots into proposed subdivision master plans as means to eliminate further haphazard subdivision activities on medium and/or large parcels; and

WHEREAS, Public Law 28-126 exempts required administrative multi-agency review of subdivision maps under deemed for “Lot Parceling”, however, once “Lot Parceling” is applied to a

large tract of land, such opportunity for further parceling is exhausted per passage date of Public Law 28-126; and

WHEREAS, Public Law 28-126 through its statutory requirements is flawed with respect to the fact that no administrative relief from approving a subdivision map under its authority is availed in the event a mandatory signatory is absent or unavailable. This has caused a significant delays with respect to approving subdivision map for public lands.

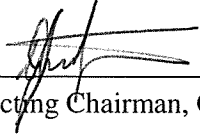
NOW THEREFORE BE IT RESOLVED:

1. The Chamorro Land Trust Commission finds it desirable to embark on an endeavor to apply extensive and cohesive land subdivision master planning efforts of large and medium parcels of government land for the purpose of:
 - a. Implementing the most appropriate use of land, to provide adequate open spaces about buildings for light and air, to prevent undue concentration of population, and to assure adequate provisions for community utilities and facilities such as water, schools, parks and other public requirements;
 - b. Ensuring government land resources are made readily available and appropriately distributed amongst qualified CLTC benefactors;
 - c. Implementing a process of administrative controls over the distribution of government land resources under the CLTC land inventory for the purpose of agricultural and residential use whereby through such controls, creating a workflow platform designed to insure the application of fundamental land subdivision requirements as practicable pursuant to land use-zoning and subdivision laws of Guam.

2. The CLTC hopes and prays for:
 - a. the Guam Land Use Commission's concurrence through resolution that such responsibilities as noted in 1 a through c in this resolution be tasked to the Public Lands Administrator through coordinative efforts with the Division of Land Planning and Land Survey Division;
 - b. the GLUC, in its authority, directs the Department of Land Management's Land Planning and Land Survey Division to initiate work plans for the purpose of designing subdivision master plans for all medium and large tracts of CLTC land assets, where such work plan shall contain:
 - i. Schematic requirements as provided in 21GCA, Chapter 62, Subdivision Law.
 - ii. Workflow processes involving CLTC & DLM coordination, planning, and review.

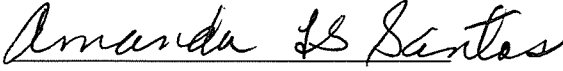
3. Both Land Planning Division and Land Survey Division shall be responsible for applying all necessary technical and administrative services as necessary to insure each master planned subdivision plat in accordance with the fundamental principles of both the Zoning and Subdivision Laws of Guam.

SO RESOLVED AND DULY AND REGULARLY ADOPTED this 21st day
of August, 2014.



Acting Chairman, CLTC

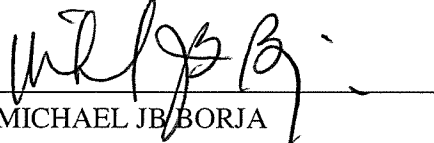
Vice-Chairman, CLTC



Member, CLTC



Member, CLTC



MICHAEL JB BORJA
Administrative Director, CLTC