

**APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES**  
**DLM Conference Room, 3<sup>rd</sup> Floor, ITC Bldg., Tamuning, Guam 96913**  
**Thursday, April 3, 2025 • 9:35 a.m. to 10:22 a.m.**

I. Attendance/Roll Call

Acting Chairperson Vergara called to order the regular meeting of the Application Review Committee for Thursday, April 3, 2025 at 9:35 a.m.

Present were: Grace Vergara (DLM), Christian Benitez (BSP), Camille Quichocho (BSP), Russell Kanai (DPR), Mary Rose Wilson (DPW), Nonie Amar (GEPA), Albert Padua (GPA), Antonio Gumataotao (GPA), Prudencio Aguon (GWA), Jacob Miller (GWA), Planning Staff Sonny Gogue, Edward Sanchez, Kyle Meno and Recording Secretary Cristina Gutierrez.

Acting Chairperson Vergara acknowledged a quorum for today's meeting and proceeded to the next item on the agenda.

II. Approval of Minutes

Acting Chairperson Vergara before the members is the draft of the Minutes from the last ARC meeting held on Thursday, March 6, 2025. The draft was emailed to the members and has been reviewed. Madam Chair asked for a motion for action.

Russell Kanai, DPR made a motion to approve the Minutes of March 6, 2025.

Nonie Amar, GEPA seconds the motion.

Acting Chairperson Vergara noted that there were no edits, errors, or omissions, and put the motion to a vote with all in favor of approval; 6 ayes, 0 nays. **[Motion carried, the Minutes were approved.]**

III. New Business

Conditional Use

- A. Application No. H2025-19, the Applicant, The Church of Jesus Christ of Latter-Day Saints represented by GHD, Inc.; is requesting a Conditional Use Permit to allow for the construction of a two-story, patron housing facility, on Lot 7111 (South), in the Municipality of Yigo, in a "C" (Commercial) zone. Case Planner: Sonny Gogue

Acting Chairperson Vergara invited the applicant's representative to the table and asked that they state their names for the record and proceed with their presentation.

Phillip Noret, Architect with GHD, Inc.

Brent Wiese, with GHD, Inc.

Acting Chairperson Vergara before proceeding with the presentation, Madam Chair recognized the presence of GWA at the meeting.

Prudencio Aguon (GWA) introduced Mr. Jacob Miller who will be attending the ARC meetings.

Acting Chairperson Vergara asked Mr. Wiese to proceed with their presentation.

Brent Wiese stated that this is an existing property located up in Yigo. Currently on-site is the temple and meeting house for the Church of Latter-Day Saints. They are requesting to add a building at the far back of the lot. The structure will be two stories and will be used as a temporary residence for visiting members and friends of the church from off-island. The property is zoned "C".

Slide 1 – Existing Site Condition. Mr. Wiese explained that the highway was on the far right-hand side and the temple was visible off the street. The temple is their home base where all CNMI, Guam, and Micronesia members meet and not used often. Towards the middle of the property is the existing meeting house that has an indoor gymnasium, basketball court, an area for services, and classrooms.

Slide 2 – Proposed Site. The back lot is where they want to make improvements, primarily a two-story structure called the Patron Housing and there are a couple of miscellaneous structures surrounding the site. Mr. Wiese explained that the large building will be the patron housing and to the left of it, they want to create a little nursery for flowers and growing vegetables. On the far bottom left-hand side is an existing generator storage, and the slender building to the far left is a proposed building for battery storage. They are looking at PV panels for the proposed patron housing and possibly for the other existing facilities on site.

Slide 3 – Proposed Utilities. Currently, there is one water meter that services a tank which is located on the right-hand side. There is a system that uses an active pump to serve the facility and they will continue to use this and will also add a new water line in this system. There is an existing sewer connection on Milalak Street (?) that they will tap into. The storm drain is located in the upper portion of the property. There are existing retention basins all around the temple and parking lot. There will be new retention and sediment basins at the far back of the property.

Slide 4 – Site Plan. On the first floor are primarily service areas. There is an eating area, a place for laundry, an arrival center, and functional spaces for visitors.

Slide 5 – Floor Plan, Second Floor. The second floor is where all the sleeping quarters will be located. It is a two-story building and well within the maximum height limit.



The next few slides were the overall concept sketches of the property including the front and northeast views, site plan aerial view, and Route 1 site plan aerial view.

This concluded Mr. Wiese's presentation and was prepared to answer questions from the members.

Acting Chairperson Vergara thanked Mr. Wiese for the presentation and turned the floor over to the members for questions and/or comments.

Prudencio Aguon, GWA stated that GWA encourages the developer to bring in their final plans and calculations for water demand and sewage discharge to their office at least six months before submitting their building permit application for discussion and review.

Christian Benitez, BSP inquired about the purpose of the nursery.

Tony Brown on-site facility manager. Mr. Brown explained that the purpose of the nursery was to provide plants for their facility. They strive to maintain an exceptionally high level of landscape quality. The plants will not be for commercial sale, and will only be used onsite.

Christian Benitez, BSP inquired if they will use native plant species.

Tony Brown replied that they strive to use as many native species as possible.

Albert Padua, GPA inquired about the ten-foot-wide easement at the back of the property.

Brent Wiese explained that they started out with a 10-foot wide easement based on building code; however, when developing the design, they wanted to get away from using lithium batteries. Mr. Wiese added that Guam currently uses the 2009 Building Code, and what they used was the 2021 Code which is more specific on energy storage systems. From that, they determined that they needed a 15-foot setback on the property line. They will meet with GPA as soon the applicant defines the scope of storage and power that will be needed, but they will be well within the limits.

Albert Padua, GPA asked whether new renderings would be submitted.

Brent Wiese the designs submitted are schematic and will be finalized during the permitting process.

Russell Kanai, DPR commented that DPR has no objections.

Mary Rose Wilson, DPW asked if there was any intent to have additional stories in the proposed two-story structure.

Brent Wiese responded, "No, it will just be two stories."

Mary Rose Wilson, DPW reminded the developer that they will need to prepare a traffic impact analysis.

Brent Wiese responded that they did an initial analysis of the traffic. The visitors for the patron housing will primarily be bussed to and from the site. They see that the traffic impact will be minimal.

Mary Rose Wilson, DPW reminded the developer that they will need to coordinate with the Division of Highways for the traffic impact study. In addition, Ms. Wilson commented that there were only four ADA parking stalls provided, and for the size of the acreage, she suggested that they add more.

Brent Wiese replied that what is proposed in the design meets the requirements for both ADA and IBC requirements; and, they are spread around so that they are accessible from each facility.

Mary Rose Wilson, DPW reminded the developer that they will need to submit stormwater calculations; and, inquired if the back portion of the property will be fenced.

Tony Brown replied that there is already perimeter fencing around the property.

Mary Rose Wilson, DPW remarked that she will conduct a site inspection, and all comments will be placed in their position statement.

Nonie Amar, GEPA asked if they could explain the boundary between the C-zone and A-zone. Mr. Amar commented that the application states they are constructing a patron facility in an A-zone, but the church and the other facilities are in a C-zone.

Brent Wiese explained that there was confusion on their part and thought that the front portion of the building was in a C-zone and the back was in an A-zone until the Planning Division advised that the entire property was zoned commercial.

Acting Chairperson Vergara clarified that the property is zoned commercial. Madam Chair commented that the zone noted on the agenda was incorrect and that the application indicates the correct zoning which is commercial.

Nonie Amar, GEPA on the northeast side there is an infiltration pan that exists, and another on the west side which is a new basin. Mr. Amar commented that some of the run-off would be directed to the existing basin and also to the new retention basin and asked if this was correct and how they plan to redirect the run-off.

Brent Wiese explained that overflow will be piped from the larger existing basin to the new basin. The surface water will go into the basin and the roof water will probably be piped into it. These are details that will be noted in the final design during the permitting process.



[Discussion ensues]

Nonie Amar, GEPA there is an existing generator on-site, and asked if the permit from EPA to operate the generator was still current.

Brent Wiese replied that it was originally permitted as EPA-approved, and a copy can be provided to GEPA.

Nonie Amar, GEPA the first floor plan indicates that there is a kitchen and asked if a grease trap will be installed.

Brent Wiese replied that they would install a grease trap.

Nonie Amar, GEPA reminded the developer to bear in mind that the property is within the groundwater protection zone, and the facility will need to be connected to public sewer since the property sits on the northern Guam lens aquifer. Mr. Amar had nothing further.

Sonny Gogue, Case Planner clarified that the property is a full commercial zone. In the application, the representative included an amended map showing that the property was rezoned to full commercial in 2021 and that it was previously zoned agricultural.

Acting Chair Vergara thanked Mr. Wiese for being present today and moved on to the next item on the agenda.

#### Zone Change

- B. Application No. 2025-26, the Applicants, Carlito B. and Violeta T. Pamintuan represented by FC Benavente, Planners; are requesting a Zone Change From "A" (Rural/Agricultural) to "M-1" (Light Industrial) zone, for the proposed construction of two, two-story, multi-family apartments each building consisting of five units, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada. Case Planner: Edward Sanchez

Acting Chair Vergara turned the floor over to the applicants' representative and asked that they state their name for the record and proceed with their presentation.

Felix Benavente represents the applicants who are requesting a zone change from an "A" zone to an "M-1" zone. Mr. Benavente had a brief presentation for the members.

Slide 1 – Location of the property was outlined in orange and is located along Benavente Street (formerly known as Bello Road). The property is located to the right as you approach Mid Pac warehouse. The lot is currently vacant.

Slide 2 – Zoning Map. The zone map shows that it is an A-zone. To the left is Orion's TWHF and corporate office. Below the subject property is another M-1 zone (Legacy Warehouse) and to the

left and lower side is a newly rezoned lot to M-1. The large rectangular-shaped lot to the right is Mid Pac property.

Slide 3 – Property Map is for Lot 5224-1-16 which is included in the application.

Slide 4 – the applicants commissioned a surveyor before purchasing the lot. It was determined that although the lot is one acre, about 10,000 square feet of the property is a right-of-way that has a dotted line inside of it.

Slide 5 – the slide displays the various uses adjacent to the subject lot. To the left is the Orion TWHF and corporate office, behind is the Legacy Warehouse complex, and to the left and rear is a recently rezoned M-1 lot, the bottom left is a feed store and the larger sized lot is the Mid Pac warehouse complex. There are other warehouses and M-1 zones in the area.

Slide 6 – Site Plan. Mr. Benavente explained that the applicants are proposing to have two, five-unit apartment buildings on the property. The first floor will consist of a single car, enclosed garage with kitchen, dining, and living room area, and on the second floor, there will be two bedrooms, bathrooms, and a laundry room. The apartments will have a total of twenty vehicle parking spaces including two for ADA, and spaces for bicycles and motorcycles. There is also space for a dumpster and generator shed. Landscaping and a recreational park will be provided; and, the stormwater will be contained onsite via two ponding basins.

Slide 7 – photo of the billboard sign on site and photos taken by the environmental team that was done by Duenas and Associates. Mr. Benavente remarked that the lot is undeveloped and vacant. This concluded his presentation.

Acting Chairperson Vergara thanked Mr. Benavente for his presentation and turned the floor over to the members for questions and comments.

Nonie Amar, GEPA the property is located on Bello Road or Benavente Road.

Felix Benavente explained that it had been renamed Benavente Road.

Nonie Amar, GEPA asked if there was a sewer line on Benavente Road to which Mr. Benavente replied that there was a sewer line close to the property.

Nonie Amar, GEPA the application notes that there is an 8-inch sewer line within 200 feet; and asked exactly where the sewer line was located.

Prudencio Aguon, GWA pointed out the location of the sewer line that is depicted in orange on the map.

Nonie Amar, GEPA commented that it appears that the property is sloping towards the back.



Prudencio Aguon, GWA replies that there is a slight slope.

[Discussion ensues]

Nonie Amar, GEPA what is the developer's plan to take care of the stormwater.

Felix Benavente the stormwater will be retained onsite. Mr. Benavente commented that there is a proposed ponding basin noted on the site plan.

Nonie Amar, GEPA there will be an underground basin with a catch basin directed towards the ponding basin.

Felix Benavente explained that these details are put together after the entire application process is completed. The designs in the application are schematic at this time.

Mary Rose Wilson, DPW reminded Mr. Benavente that detailed, final drawings to include calculations need to be submitted during the permitting process. She added that the egress/ingress to the property must be wide enough. Ms. Wilson asked if there was any intention of fencing the perimeter of the property.

Felix Benavente explained that there are already two existing concrete walls to the back and on the right side of the property.

Mary Rose Wilson, DPW all other comments will be noted in the position statement.

Russell Kanai, DPR commented that the Parks and Recs has no objections. However, during the permitting process, they will conduct a site inspection.

Albert Padua, GPA Mr. Padua commented that he wanted to ensure that the developers were aware that there are power poles within the delineated line. [Mr. Benavente responded that they were aware of this.]

Christian Benitez, BSP remarked that the subject lot is located in an area that is designated industrial under the North and Central Guam Land Use Plan and it is consistent with the proposed M-1. Mr. Benitez inquired why the applicants are rezoning to M-1 when the proposed residential structure is already allowed in the current zone. BSP is concerned about light industrial activities in the future should the property be rezoned M-1.

Felix Benavente replied that the proposed rezone is M-1; however, the proposed use is for multi-family dwellings which is permitted in an M-1 zone. The applicants feel that it is a better fit to have conformity since it is already master planned for industrial activities. There are also opportunities to use the apartment structures for temporary workforce housing facilities. Mr. Benavente notes that there are several companies in the same area that have this type of facility and his clients have not ruled out the possibility of using the units for this type of use.

Christian Benitez, BSP all other concerns will be addressed in the position statement.

Prudencio Aguon, GWA noted that GWA has wells in the area; and since there are wells, the developer should familiarize themselves with the well-head protection zone requirements. The requirements are Code and not GWA policies. Mr. Aguon believes that the subject lot may be within 1000 feet of the M17A well.

Edward Sanchez, Case Planner had no comments.

Acting Chairperson Vergara thanked Mr. Benavente for being present today and moved on to the next item on the agenda.

#### IV. Approval of ARC Agenda

Acting Chairperson Vergara noted that there are no applications being tracked for the next meeting scheduled for Thursday, April 17<sup>th</sup> at this time, and the agenda for the April 24<sup>th</sup> GLUC meeting is tentative.

#### V. Administrative and Miscellaneous Matters

Acting Chairperson Vergara there were no announcements or additional business for today's meeting, Madam Chair asked for a motion to adjournment.

#### VI. Adjournment

Nonie Amar, GEPA made a motion to adjourn today's meeting.

Russell Kania, DPR seconds the motion.

Acting Chairperson Vergara accepted the motion made by GEPA and seconded by DPR. There was no discussion on the motion, Madam Chair put the motion to a vote with all in favor of approval. **[Motion carried with a vote of 7 ayes and 0 nays]**



The regular meeting of the Application Review Committee for Thursday, April 3, 2025 was adjourned at 10:22 a.m.

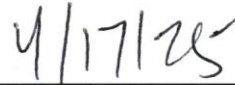
Approved by:

Date approved:



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Grace Vergara, Acting Chairperson  
Application Review Committee



Transcribed by:

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M. Cristina Gutierrez, Recording Secretary  
Planning Division, DLM

# APPLICATION REVIEW COMMITTEE

## Committee Attendance Sheet

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

MEETING: ☒ Regular Thursday, April 3, 2025 ☐ Special \_\_\_\_\_

Time: 9:25 AM

Adjournment: 10:22 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairperson)	
2 DPW/CIP	(Member)	<u>Donna Miller</u>
3 Guam EPA	(Member)	<u>NONIE L. AMAR, PE</u>
4 Bureau of Statistics & Plans	(Member)	<u>Christian Benitez</u>
Bureau of Statistics & Plans	(Member)	<u>Camille Quichocho</u>
5 Department of Agriculture	(Member)	<u>camille.quichocho@bsp.guam.gov</u>
6 Guam Waterworks Authority	(Member)	<u>jpmler@guamwaterworks.org</u>
Guam Waterworks Authority	(Member)	<u>Prudencio Aguon / Jacob Miller</u>
7 Guam Power Authority	(Member)	<u>ALBERT Padua</u>
8 Department of Parks & Recreation-HPO	(Member)	<u>Russell Kanni</u>
9 Joint Regional Marianas	(Ex-Officio member)	
10 Department of Chamorro Affairs	(Ex-Officio Member)	
11 Guam Fire Department	(Ex-Officio Member)	
12 Department of Public Health & Social Services	(Ex-Officio Member)	
13 Guam Public School System	(Ex-Officio Member)	
14 Guam Economic Development Authority	(Ex-Officio Member)	

### DLM Staff

Joseph M. Borja, Director	
Rossana S.M. Tiston, Deputy Director	
Celine Cruz, Chief Planner	<u>Excused</u>
Frank Taitano, Planner IV	
Penmer Gulac, Planner IV	
M. Grace Vergara, Planner IV	<u>[Signature]</u>
Sonoga Gogue, Planner III	<u>[Signature]</u>
Theresa D. Guevara, Planner II	
Edward Sanchez, Planner I	<u>[Signature]</u>
M. Cristina Gutierrez, WPS II	<u>[Signature]</u>







## **Application Review Committee**

Guam Land Use Commission/Guam Seashore Protection Commission  
Department of Land Management

# **AGENDA**

**Thursday, April 3, 2025 @ 9:30 a.m.**

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3<sup>rd</sup> Floor, ITC Building, Tamuning

### **TIMELINE FOR APPLICATION ON THIS AGENDA**

**Day #1 – April 3, 2025**

**Day #30 – May 3, 2025**

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I. Attendance

Roll Call

[ ] Quorum

[ ] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, March 6, 2025

III. New Business

Conditional Use

- A. Application No. H2025-19, the Applicant, The Church of Jesus Christ of Latter-Day Saints represented by GHD, Inc.; is requesting a Conditional Use permit, to allow for the construction of a two-story, patron housing facility, on Lot 7111 (South), in the Municipality of Yigo, in a "C" (Rural/Agricultural) zone.  
Case Planner: Sonny Gogue

Zone Change

- B. Application No. 2025-26, the Applicants, Carlito B. and Violeta T. Pamintuan represented by FC Benavente, Planners; are requesting a Zone change from "A" (Rural/Agricultural) to "M-1" (Light Industrial) zone, for the proposed construction of two, two-story, multi-family apartments with five units for each building, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.  
Case Planner: Edward Sanchez

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, April 17, 2025 [Final]  
B. GLUC Regular Hearing, Thursday, April 24, 2025 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment





## Application Review Committee

Guam Land Use Commission/Guam Seashore Protection Commission  
Department of Land Management

### AGENDA

**Thursday, April 17, 2025 @ 9:30 a.m.**

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3<sup>rd</sup> Floor, ITC Building, Tamuning

#### TIMELINE FOR APPLICATION ON THIS AGENDA

Day #1 – April 17, 2025

Day #30 – May 17, 2025

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I. Attendance

Roll Call

[ ] Quorum

[ ] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, April 3, 2025

III. New Business

Tentative Development Plan

- A. Application No. H2025-02, the Applicant, Honhui Guam LLC represented by Daniel D. Swavely; requests a Tentative Development Plan for the construction of two towers for the proposed Honhui Guam Resort, consisting of 824 guest rooms, Chamorro-themed water park, and world-class amenities, on Lot 5117-1-2-NEW (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Case Planners: Frank Taitano and Sonny Gogue

Zone Variance

- B. Application No. H2025-37, the Applicant, Honhui Guam LLC represented by Daniel D. Swavely; requests a Zone Variance for Height, for the construction of two towers for the proposed Honhui Guam Resort, consisting of 824 guest rooms, Chamorro-themed water park, and world-class amenities, on Lot 5117-1-2-NEW (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Case Planners: Frank Taitano and Sonny Gogue
- C. Application No. H2025-38, the Applicant, Honhui Guam LLC represented by Daniel D. Swavely; requests a Zone Variance for Density, for the construction of two towers for the proposed Honhui Guam Resort, consisting of 824 guest rooms, Chamorro-themed water park, and world-class amenities, on Lot 5117-1-2-NEW (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Case Planners: Frank Taitano and Sonny Gogue



## **Application Review Committee**

Guam Land Use Commission/Guam Seashore Protection Commission  
Department of Land Management

- D. Application No. H2025-39, the Applicant, Honhui Guam LLC represented by Daniel D. Swavely; requests a Zone Variance for Setbacks, for the construction of two towers for the proposed Honhui Guam Resort, consisting of 824 guest rooms, Chamorro-themed water park, and world-class amenities, on Lot 5117-1-2-NEW (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Case Planners: Frank Taitano/Sonny Gogue

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, May 1, 2025 [Tentative]
- B. GLUC Regular Hearing, Thursday, May 8, 2025 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment





# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairman Nonito V. Blas, Jr.  
Commissioner Leilani R. Flores

Commissioner Ronald C. Pangilinan  
Commissioner (Vacant)

Joseph M. Borja, Executive Secretary  
N. Lee Miller, Jr., Legal Counsel (OAG)

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## **AGENDA - Tentative**

**Thursday, April 24, 2025 at 1:30 p.m.**

**Department of Land Management Conference Room**

**3<sup>rd</sup> Floor ITC Bldg., Tamuning, GU 96913**

*[As advertised in the Guam Daily Post – April 3<sup>rd</sup>, 2025 & April 8<sup>th</sup>, 2025]*

*Livestreamed on YouTube at Guam Department of Land Management Channel*

- I. **Notation of Attendance/Roll Call**                      ☐ Quorum                      ☐ No Quorum
  
- II. **Approval of Minutes**
  - GLUC Regular Meeting Minutes of Thursday, April 10, 2025
  
- III. **Old or Unfinished Business [None]**
  
- IV. **New Business**
  
- V. **Administrative & Miscellaneous Matters**
  
- VI. **Adjournment**