

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
DLM Conference Room, ITC Bldg., Tamuning, Guam 96913
Thursday, April 17, 2025 • 9:31 a.m. to 10:02 a.m.

I. Attendance/Roll Call

Chairperson Cruz called to order the regular meeting of the Application Review Committee for Thursday, April 17, 2025 at 9:31 a.m.

Present were: Celine Cruz (DLM), Christian Benitez (BSP), Mary Rose Wilson (DPW), Albert Padua (GPA), Russell Kanai (DPR), Nonie Amar (GEPA), Jude Calvo (GWA), Planning Staff Frank Taitano, Sonny Gogue, and Recording Secretary Cristina Gutierrez.

Chairperson Cruz noted a quorum for today's meeting and proceeded with the next item on the agenda.

II. Approval of Minutes

Chairperson Cruz before the members today, is the approval of the Minutes from the last meeting that was held on Thursday, April 3, 2025. Madam Chair stated that the members were provided a draft of the Minutes in advance via email and they have been reviewed; and, asked for a motion for action.

Christian Benitez, BSP made a motion to approve the Minutes of April 3, 2025

Mary Rose Wilson, DPW seconds the motion.

Chairperson Cruz confirms and accepts the motion made by BSP and seconded by DPW. There were no errors, edits, or omissions. Madam Chair put the motion to a vote, with all in favor of approval.

[Motion carried; the Minutes of April 3, 2025, were approved with a vote of 7 ayes and 0 nays]

Chairperson Cruz before moving on to the next item on the agenda, Madam Chair comments that the four applications on today's agenda are generally the same project, but require various types of reviews by the Guam Land Use Commission. Madam Chair asked if it was okay with the members to entertain one presentation for the various applications that are before them. She advised the members that Planning is looking for a position statement that includes responses to the multiple variances that are being requested, along with the Tentative Development Plan. There are three variances, one for Height, one for Density, and one for Setbacks and a Tentative Development Plan.

Madam Chair will accept one position statement for the various application numbers that addresses the different types of applications before the Committee, or four separate position statements. Madam Chair wants to ensure that the Committee addresses each application accordingly.

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
- 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

Chairperson Cruz welcomed the applicant's representative to the table, asked them to state their names for the record, and proceed with their presentation.

Daniel Swavely is representing the applicant with his associate, Kyle Borja. Mr. Swavely wanted to take a couple of minutes to review the applications because this project came before this Committee about three years ago. Previously, the three applications were for a zone change, a tentative development, and a variance.

Mr. Swavely stated that before him today are the ARC's position statements from the previous applications, which were all reasonable and generally supported, and maybe could serve as the basis for the next round of position statements that the Chairperson was referencing, that will be required for the Tentative Development Plan plus three Variance applications.

Mr. Swavely explained the reason why they are before the committee again. The first application went through the ARC, went through the MPC public hearing, and a couple of Municipal Planning Council (MPC) public hearings, and then went to the MPC itself. Throughout all of the public hearings that were held, there were a lot of objections. Objections were made for both technical reasons to what was in the application, as well as the neighborhood objections. At the end of the process, before going to the GLUC, the applicant halted the process to figure out what the problem was. This was version 1.0.

These applications today are version 2.0. Mr. Swavely briefly explained the differences.

- The density has been reduced by about ten percent with 824 rooms;
- The height of the towers has been decreased from 32 and 37, and now are 31 and 32;
- The towers moved back from the beach double the distance. First at 75 feet and now at 150 feet; and,
- The huge waterpark in the exhibits that stretches from the beach to the end of the property, which was originally on the residential side of the project. The neighbors asked that it be moved to the commercial side of the project, and it was done and reflected in the new application.

Although the density was reduced by about ten percent, it will still require a lot of water and wastewater. The developer would expect GWA to assess a systems development charge, and it is expected, especially with a project this size. However, they have suggested an option to this, and that option is that they have calculated the number of gallons of water required everyday at full occupancy and the number of gallons of wastewater generated everyday at full occupancy. These are the numbers that are in the application and were done by John Duenas.

Mr. Swavely stated that to improve Tumon's water and wastewater systems to accept this new burden of water and wastewater generated in the system, would be a financial number that will be worked on between the developer and GWA, and this is the number that the applicant will contribute to GWA towards the improvements in the amount of 110 percent. This will not only take care of the impact of the development but will also help spread some of the improvements for future developments in Tumon. And this is how they hope to assist with water and wastewater.

Traffic – most tourists either walk or take buses. Nonetheless, there are a lot of employees in Tumon, and they drive to work. The developer will purchase property outside of Tumon, and it will be developed into a satellite employee parking lot. Employees will park at this site and will be shuttled back and forth from the satellite parking lot to the hotel. This will virtually eliminate all of the traffic that would occur in Tumon from the employees of this hotel, and this is their answer on how to mitigate the traffic.

Power – this doesn't change much from the first application, where they will be tapping into the 34.5 kb underground line and build a substation on the property.

Mr. Swavely feels that these are really good conceptions and comes down to this; this is a huge project and the biggest resort project in Tumon by far. 824 rooms for this hotel, and the next would be PIC at 777 rooms, and a couple of stories higher than the Dusit. If members have read the application, in particular the last few pages of the letter of transmittal, it notes all of the things that Honhui plans to do, not just build a resort, but to build Guam's tourism; and they will take an active roll in working with GVB and their tourism partners to bring more tourists to Guam.

Mr. Swavely stated that he is looking forward to working with the agencies and will help them work through any concerns or problems that they may have, so that in the end, they have something cohesive and something that will build a better Guam. Mr. Swavely also requested that the members turn around their position statements as quickly as possible. And by Law, they have thirty days unless they request an extension through the Chief Planner, and hope that they will submit them within the thirty days so that the application can move forward and can be presented to the public within the next three or four months.

Chairperson Cruz thanked Mr. Swavely for his presentation and began the round-robin process with the members.

Nonie Amar, GEPA remarked that Mr. Swavely stated it all and was impressed with Mr. Swavely's presentation. All concerns that he had were answered by Mr. Swavely, and the only issue that was not addressed was the existing drainage in the San Vitores area, and he asked how they would resolve the flooding.

Daniel Swavely replied that everyone knows that retention basins are costly propositions, especially when properties cost over \$1,000 per square meter, and they will be looking into alternatives to retention basins, possibly infiltration chambers or something similar. Mr. Swavely stated that he will not turn in a design for stormwater disposal before meeting with GEPA to ensure the options they want to use are acceptable to them.

Nonie Amar, GEPA comments that their engineer of record will design a system subject to GEPA's review and approval. [Mr. Swavely agreed]

Mary Rose Wilson, DPW remarked that the application was very impressive and touched base on the same issue in correlation with GEPA on stormwater disposal. The traffic generation should be coordinated with the Division of Highways, be aware of the fire requirements, access roads, and ensure that the area is not in a flood zone. Ms. Wilson asked for a complete set of designs to include structural, architectural, mechanical, electrical, and other related (word was not audible).

Russell Kanai, DPR stated that they are aware that there is an archeological plan and thanked Mr. Swavely for this. Mr. Kanai asked that as soon as they know the location of the additional satellite parking lot that DPR be informed.

Daniel Swavely remarked that he will meet with DPR to wrap up the final terms of conditions of the results of the archeological survey and mitigation plan.

Albert Padua, GPA questioned the unrecorded consolidated map and asked what the status was.

Daniel Swavely replied that they will be consolidating all the properties, and as soon as he receives the approved map, Mr. Swavely will prepare a supplemental application that will be provided to the members.

Albert Padua, GPA stated that his next comment will correlate with the deletion of easements and that it was important that they are aware of this. Additionally, he asked if the sub-station will be developed during the construction of the project or afterwards.

Daniel Swavely replied that he would like to meet with GPA's engineering team to further discuss this matter.

Albert Padua, GPA asked that they also be informed on the development of the parking satellite location.

Christian Benitez, BSP asked if a biologist would revisit the site to ensure that no threatened or protected species are present at the subject site since the last report was done in 2021.

Daniel Swavely responded that they have no plans since the site has been cleared for months.

Christian Benitez, BSP they will work with Mr. Swavely to address any concerns that he may have with BSP's previous position statements.

Jude Calvo, GWA informed Mr. Swavely that he would be collaborating with Jacob Miller, who manages permitting, but was unavailable for today's meeting. Mr. Calvo conveyed to Mr. Swavely that, according to the calculations table, fire flow protection had not been included. However, he noted that the application mentioned a fire flow rate of 15 gallons per minute. Mr. Miller has requested a re-evaluation of the calculations to incorporate fire flow. Additionally, Mr. Miller expressed that GWA is pleased the developer is willing to assist with the project's improvements.

[Brief discussion ensues]

Frank Taitano/Sonny Gogue, Case Planners had no comments or questions for Mr. Swavely.

Chairperson Cruz asked if the current design for parking accommodates what is required onsite currently, and if the additional parking is in addition to what is required.

Daniel Swavely replied that the developer has made it a point that there will be designated parking for beachgoers who want to use the beach access, and they would incorporate that into their design.

Chairperson Cruz asked if there would be any employee parking allotted at the project site.

Daniel Swavely replied that this may be possible because there are some impromptu employee requirements at times that does not work with shuttle schedules going back and forth. However, the mass of the employees will be at the satellite parking area.

Additionally, Mr. Swavely brought this matter up with Regine Biscoe Lee (GVB) a few days ago, and she was very enthusiastic about this idea, and any way we can resolve the traffic issue in Tumon is better. Ms. Biscoe-Lee commented that GVB will work with Mr. Swavely in proposing to the hotels an employee bus satellite area.

Chairperson Cruz touched base on the discussion from the meeting with GVB, where it was mentioned that Honhui aims to change the tourism landscape on Guam and attract more visitors. Chairperson Cruz inquired whether Honhui is already developing a strategy, and if so, they should share it with GVB and begin working on it. This way, when the hotel is ready, GVB can promote it to the appropriate audience that aligns with Honhui's vision.

Daniel Swavely replied that it was a good question, but he did not have an answer. It is his understanding that they (Honhui) are aware that they would like to work with GVB on this subject matter.

Chairperson Cruz thanked Mr. Swavely for being present today and moved on to the next item on the agenda.

IV. Approval of ARC Agenda

Chairperson Cruz before the members is the approval of the agenda for May 1st which was provided to the members. Madam Chair informed the members that there may be an additional application for a zone change for Core Tech, and it is related to the other two zone change applications for the development of solar facilities. The applications have been received but have not been labeled and will be distributed to the members before the close of business today. The agenda will be updated and will be emailed to them.

The application that is on the tentative agenda for May 1st, Madam Chair stated that the hard copy is not ready for distribution, but the CDs will be provided to the members this morning. Some of the members may have already seen a preliminary application for this project, which is a zone change in Mangilao for the proposed GHURA public facility rezoning.

Madam Chair asked for a motion for the draft agenda to include the Core Tech application for May 1st.

Nonie Amar, GEPA, made a motion to include the zone change application for Core Tech on the May 1st, 2025 agenda.

Mary Rose Wilson, DPW seconds the motion.

Chairperson Cruz accepted the motion made by GEPA and seconded by DPW. Madam Chair put the motion to a vote to include Core Tech's application, with all in favor of approval. **[Motion carried with a vote of 7 ayes, 0 nays.]**

V. Administrative and Miscellaneous Matters

Chairperson Cruz opened the floor to the members for additional business or miscellaneous matters for discussion.

Madam Chair noted none and asked for a motion to adjourn today's meeting.

VI. Adjournment

Nonie Amar, GEPA, made a motion to adjourn.

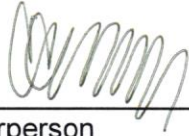
Christian Benitez, BSP seconds the motion.

Chairperson Cruz accepted the motion made by GEPA and seconded by BSP. Madam Chair put the motion to a vote, with all in favor of adjournment.

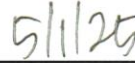
The regular meeting of the Application Review Committee for Thursday, April 17, 2025 was adjourned at 10:02 a.m.

Approved by:

Date approved:



Celine L. Cruz, Chairperson
Application Review Committee



Transcribed by:

M. Cristina Gutierrez, Recording Secretary

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 17, 2025 ☐ Special _____

Time: _____ Adjournment: _____

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairperson)	
2 DPW/CIP	(Member)	Maryna Wipin
3 Guam EPA	(Member)	Nonie L Amer, PE
4 Bureau of Statistics & Plans	(Member)	Christian Benitez
Bureau of Statistics & Plans	(Member)	
5 Department of Agriculture	(Member)	
6 Guam Waterworks Authority	(Member)	Jude Calvo
Guam Waterworks Authority	(Member)	
7 Guam Power Authority	(Member)	ALBERT PADUA
8 Department of Parks & Recreation-HPO	(Member)	Russell Kanai
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	
Frank Taitano, Planner IV	Frank P. Taitano
Penmer Gulac, Planner IV	
M. Grace Vergara, Planner IV	
Sonega Gogue, Planner III	
Theresa D. Guevara, Planner II	
Edward Sanchez, Planner I	
M. Cristina Gutierrez, WPS II	



Application Review Committee

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

AGENDA

Thursday, May 1, 2025 @ 9:30 a.m.

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

TIMELINE FOR APPLICATION ON THIS AGENDA

Day #1 – May 1, 2025

Day #30 – May 31, 2025

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, April 17, 2025

III. New Business

Zone Change

- A. Application No. 2025-45, the applicant, Guam Housing and Urban Renewal Authority, request a Zone Change from "A" (Agricultural/ Rural) zone to "PF" (Public Facilities) zone for the proposed construction of water, sewer, and power infrastructure and public facilities on Lot 5280-3, Municipality of Mangilao. Case Planners: Frank Taitano/ Sonny Gogue

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, May 15, 2025 [Tentative]
B. GLUC Regular Hearing, Thursday, May 8, 2025 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment