

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
DLM Conference Room, 3rd Floor, ITC Bldg., Tamuning, Guam
Thursday, August 3, 2023 • 9:34 a.m. to 10:51 a.m.

I. Attendance/Roll Call

Acting Chairman Gulac called to order the regular meeting of the Application Review Committee for Thursday, August 3, 2023 at 9:34 a.m.

Present were: Acting Chairman Penmer Gulac (DLM), Yvonne Manglona-Juaneza (BSP), Christian Benitez (BSP), Mary Rose Wilson (DPW), Brian Hess (GWA), Frank Taitano (Case Planner), and Grace Vergara (Case Planner).

[Not present – GPA, GEPA, DoAG, and DPR/HPO]

II. Approval of Minutes

Acting Chairman Gulac for approval today are the Minutes from the last ARC meeting of Thursday, July 6, 2023. The draft was emailed to the members for review/comments and edits, Acting Chairman Gulac asked for a motion for action.

Yvonne Manglona-Juaneza, BSP made a motion to approve the Minutes of Thursday, July 6, 2023.

Mary Rose Wilson, DPW seconds the motion.

Acting Chairman Gulac accepts the motion made by BSP, and seconded by DPW. Noting no discussion, edits/corrections, the motion was put to a vote with all in favor of approval.

[Motion passed; 4 ayes, 0 nays]

III. New Business

Conditional Use

- A. Application No. 2023-36, the Applicant, JMC Equipment Rental, Inc. represented by TG Engineers, Inc.; requests a Conditional Use permit to allow for the operation of an extractive industry, for the site preparation of a single-family residential dwelling, on Lot 5228-1-1NEW-R1, in the Municipality of Dededo, in an "A" (Rural) zone.
Case Planner: Frank Taitano

Marvin Aguilar (representing TG Engineers) the request is for a conditional use permit for an extractive industry in an agricultural zone on the specified lot. The subject lot is adjacent to JMC's processing facility, and across the applicant's processing facility, is JMC's main corporate office.

Mr. Aguilar explains that the purpose of the request is to comply with EPA's Chapter 10 Soil Erosion, Sedimentation regulations. The rule is that if you remove more than an acre of soil/material from one parcel to another parcel, it is considered quarrying. For this application, the reason why the grading is needed is to prepare the parcel for a residential home.

The act or intent to quarry was determined by EPA. Because the parcel is zoned agricultural, extractive industry is permitted under a Conditional Use per the Zoning Code; however, EPA does not see zoning designation as a caveat for extractive industry use or quarrying in any zoning.

The property is located on Lot 5528-1-1NEW-R1 which is located along Alageta and it is a panhandle lot. It is accessed through Alageta Road via a 25-foot-wide panhandle accessway extending approximately 300 feet up to the main portion of the property.

This project started as a clearing/grading permit. Most of the permitting agencies have approved this project with the exception of the Department of Public Works and Guam EPA. Mr. Aguilar notes that they have also addressed evasive species and findings of historic artifacts.

This concluded Mr. Aguilar's presentation and was prepared to answer questions from the committee.

Acting Chairman Gulac inquired if there were any plans to erect fencing around the perimeter of the property line.

Marvin Aguilar responded yes. The southern boundary portion of the processing facility has a six-foot-plus high fence which is pushed back about 15-feet from their property. The plan proposes to erect perimeter fencing and a retaining wall.

Acting Chairman Gulac notes the importance of perimeter fencing for the property is for safety issues. Acting Chair Gulac turned the floor over to the members for questions.

Brian Hess, GWA comments that the property is zoned agriculture and the intent is to change it to residential.

Marvin Aguilar responded that the owner does not intend to change the zoning. One single-family residential home is allowed in an "A" zone.

Brian Hess, GWA remarks that if the owner's intent is not to change it to residential, it means there are no plans to construct a residential home on the parcel.

Marvin Aguilar replies that there will be a home constructed on the lot.

Brian Hess, GWA inquired what the plans were for water and wastewater.

Marvin Aguilar replied that water is available on the property; however, the sewer is not. The applicant will have to commit to a septic tank system.

Brian Hess, GWA informed Mr. Aguilar that they should contact GWA at least six months prior to submitting the building permit application.

Christian Benitez, BSP the Bureau's concern is that the subject property is located in a residential designated area according to the Northern/Central Land Use plans; and quarrying is not compatible with that residential designation. Mr. Benitez asked if the grading towards the southern end of the property will be as deep as the adjacent parcel.

Marvin Aguilar responded "no." It proposes to tier it up and to construct the retaining wall as well as on the eastern side of the parcel.

Christian Benitez, BSP emphasized that it is a concern because it may create a hazard to the surrounding residential properties. Mr. Benitez noted that all other comments will be noted in their position statement.

Marvin Aguilar remarks that quarrying is an afterthought because it was originally being processed as a clearing/grading permit application. Although it can be considered quarrying because 37,000 square feet will be removed, they had to come down significantly low to accommodate a house. The emphasis is that the removal of the grading material is a means to an end to construct a home.

Yvonne Manglona-Juaneza, BSP had no comments.

Mary Rose Wilson, DPW asked what was the new setback for the new slope, the minimum setback from the new cut slope.

Marvin Aguilar responds that he was unsure but believes it may be about 5 feet.

Mary Rose Wilson, DPW at least 12 feet. Ms. Wilson added that they are aware that slope instability can be affected by internal/external factors, and asked what the plans are to maintain stability.

Marvin Aguilar replies this applies to the cut of the property, and they will follow best management practices, with the use of the appropriate equipment within the site. There will be no blasting involved.

Mary Rose Wilson, DPW clarified that what she meant about external factors, was what was the best way to mitigate them; and, noted that all other comments will be in the position statement.

Acting Chairperson Gulac reminded Mr. Aguilar that he should reach out to the ARC members who are not present today which are GPA, DoAG, GEPA, and DPR/HPO.

Frank Taitano, Case Planner had no comments and/or questions.

Next item on the agenda –

Zone Change

- B. Application No. 2023-01, the Applicant, Hagens, Inc. represented by FC Benavente, Planners; a request for a Zone Change from “A” (Rural) to “M-1” (Light Industrial) zone, to allow for the operation of a warehouse storage, parking, and work spaces for the expansion of Pacific Solar and Photovoltaics, on Lot 5234-6, in the Municipality of Dededo.
Case Planner: Frank Taitano

Felix Benavente is representing the applicant Hagens, Inc. who is requesting a zone change from an agricultural to a light industrial zone for purposes as described by the Chairman, on Lot 5234-6 in Dededo.

Mr. Benavente referred to the 1000-foot radius within the project site. What shows in orange is the existing M-1 zone activities in the area. Mr. Benavente commented that Lot 5234-6 is only one lot away from Lot 5234-8 which is an existing M-1 zone (as shown in the photo in the application). The purpose of the zone change is to allow Hagens, Inc. to move some of its existing

equipment to the proposed lot. They recently acquired the property for the purpose of using it for their business.

Mr. Felix adds that there are a lot of existing light industrial zones within the area and the proposed activity that occurs on Lot 5234-6 is compatible with the surrounding activities. There is no intent for employees to be at the site nor will there be heavy equipment on site, and what is being proposed at the site is a light industrial type activity.

Chairperson Gulac opened the floor to the members for questions.

Mary Rose Wilson, DPW remarked that the initial plan includes overflow parking for 13 employees as noted in the application's EIA.

Felix Benavente replied that was correct.

Mary Rose Wilson, DPW parking area should include ADA parking. Ms. Wilson asked if the property will be gated.

Felix Benavente the property is vacant with overgrown vegetation and not gated.

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

Yvonne Manglona-Juaneza, BSP the concern is that this area is designated as residential and the activity is not compatible with the neighborhood. The other concern is that the majority of the site plan indicates that much of the property is a parking lot, and that a warehouse will increase impervious, surface areas of the lot. Ms. Manglona-Juaneza asked what would be the percentage of the lot that would be preserved as green space.

Felix Benavente replied that he did not have that information. Mr. Benavente explained that when a zone change is submitted, it is a requirement of the application form. What is submitted is a concept plan, unlike the requirement for a variance or conditional use application where a construction level, or building permit level plan is needed. For zoning purposes, a concept is submitted because comments need to be made on infrastructure, etc. This is a general concept plan of what Hagen's thinks they want to do on the property. There will be a chain-link fence for the property, and the concern about the landscape is noted and they will include this in their final plan. At this time, the parking lot is not paved and the concern about surface run-off will be noted in the design process.

Yvonne Manglona-Juaneza, BSP Ms. Manglona-Juaneza suggested the use of permeable pavers a bio-retention system, etc. The remaining comments will be noted in their position statement.

Christian Benitez, BSP no comments.

Brian Hess, GWA comments that in the application it indicates that there will be "no human waste" and a holding tank will only be used for industrial waste.

Felix Benavente responded that there is no sewer, and the existing facility which is one lot away is serviced by a holding tank. That holding tank has been servicing the existing two buildings for over ten years. It is pumped regularly, and the plan is to do the same at this project site until the sewer is available. They are looking into connecting to the sewer but will seek the assistance of

GWA to see if this is possible. Mr. Benavente added that there is no intention for employees to be stationed at the site and will be mainly used for storage.

Brian Hess, GWA remarked that there will be no toilets at the warehouse facility.

Felix Benavente replied that there are no plans at this time to put in a restroom facility, and at some point, they may consider putting in restroom facilities. The general point is it's not intended to have people working there full-time, all the time.

Brian Hess, GWA reiterated his query about the availability of toilets at this warehouse.

Felix Benavente there are no detailed plans since this is a zone change. This is a conceptual plan and not a detailed development plan.

Brian Hess, GWA the holding tank will be used mainly for light industrial waste.

Felix Benavente it is not a waste-generating activity.

[Discussion ensues]

Brian Hess, GWA had no further comments.

Acting Chairman Gulac reminded Mr. Benavente to reach out to the members that were not present at today's meeting for their comments and concerns.

Frank Taitano, Case Planner had no comments or questions.

Next item on the agenda –

Tentative Subdivision

- C. Application No. 2023-34, the Applicant, Summer Towers, LLC represented by W.B. Flores & Associates; requests a Tentative Subdivision, to create the subdivision of lots for single-family dwellings, on Lot 5172-3-1NEW-3, Tract 108, Increment 4, in the Municipality of Tamuning, in an "R-1" (Single Family Dwelling) zone.
Case Planner: Grace Vergara/Frank Taitano

Willie Flores with Mr. Flores today is Project Manager Lina Rojas. Mr. Flores provided a brief summary of the project.

The Summer Towers was previously approved as the overall part of what was known as the Emerald Oceanview. A few years after Emerald Oceanview was under construction, the original developer, Younex, did not complete the construction of the four towers due to the poor economic situation at that time. The project was eventually purchased by Core Tech Inc. which is now the developer, and has since renamed it to Summer Towers.

Included in the overall project were a community center and sixteen villas. All of this was supposed to be part of the development; however, again, due to the economic situation globally, they decided to subdivide and create a small subdivision of the villas within the Summer Towers compound.

Mr. Flores explains that if you are driving towards Vivian Way up towards the hospital, the towers will be to the left, and along the coastline, west of the community center that is there, there were supposed to be sixteen villas in that area. Now the proposal is to subdivide it into eight lots and have those eight units become part of an overall subdivision. They want to parcel it out and sell the lots individually.

All infrastructure is available including water, power, sewer, stormwater management, curbs, gutters, and paved roads. Mr. Flores was ready to entertain questions from the members.

Mary Rose Wilson, DPW the towers are existing and the villas are not. Inquired if this was a gated community and if there was a bus shelter in the area. And that all other comments will be noted in the position statement.

Willie Flores replied that it is secured access. Mr. Flores added that Land Management brought up setback issues if the road was to be turned into a separate right-of-way lot, and the road will remain part of the main lot and private access; but with perpetual rights and use of access to the eight villas. With regards to the bus shelter, it is located about 500 feet away from the west exit of the Towers.

Mr. Flores informed Ms. Wilson (DPW) that in the previous submittal of the traffic impact analysis, the only requirement at that time was the additional stop signs at the entrance and the exit. And because of the reduction in the number of units, they believe there is no change to the impact on traffic.

Mary Rose Wilson, DPW suggested that Mr. Flores contact and coordinate with DPW's Traffic Highway Division on the traffic analysis.

Yvonne Manglona-Juaneza, BSP noted that the series of questions to be asked are from BSP's senior planner, Ms. Esther Taitague.

In the EIS statement under 6A, Ms. Taitague is inquiring about what type of best management practices will be used for the groundwater recharge area.

Willie Flores the BMPs are the existing ones that were approved in the original application and they consist of infiltration, chambers with drain rocks, sand filters, fabric, drain rock, and then filters. These are all in place as per the original plan. The percolation is low and the overland flow is fairly quick so it was decided to use infiltration, the drain rock, and the fabric to capture that.

Yvonne Manglona-Juaneza, BSP asked if the landscaping included any rain gardens.

Willie Flores replied probably not. Mr. Flores does not believe that the developer would object if rain gardens will have to be part of the conditions.

Yvonne Manglona-Juaneza, BSP Letter "G" – Pristine Forest. Ms. Taitague asked Mr. Flores to describe the recreation of a pristine limestone forest. She notes that part of the project was to recreate a pristine limestone forest for educational and recreational purposes.

Willie Flores believed that the location is along the west side of the property. On the right side of the property, there is a vacant area and there are gazebos and there will be a limited amount of original limestone area.

Yvonne Manglona-Juaneza, BSP the concern is that because the property is in a location with mainly pervious surfaces, the project would increase the impervious surface and potentially create flooding to the neighbors.

Willie Flores replied that the infiltration basins and the cross-catch basins are situated in such a way that they will intercept all the run-off.

Christian Benitez, BSP had no comments.

Brian Hess, GWA commented that he did not have a lot of background on this particular application, and asked if the project is now owned by Core Tech.

Willie Flores replied yes, but originally owned by Younex.

Brian Hess, GWA inquired if the utilities would be privately maintained.

Willie Flores the utilities inside the facility are privately maintained, but hooked up to GWA sewer and water.

Brian Hess, GWA asked if GWA will have access to the facilities inside the private property.

Willie Flores no, for this project the individual owners will have to apply with GWA for individual meters, and access will be provided to GWA.

Brian Hess, GWA asked if wastewater will be gravity.

Willie Flores it is gravity and already connected to Vivian Way.

Brian Hess, GWA Mr. Hess reminded Mr. Flores to contact GWA at least six months prior to submitting the building permit application.

Willie Flores commented that he believes that the building permit application is already going through the process, and that it started prior to the subdivision, but was unsure where it was in the process at this time.

Brian Hess, GWA asked Mr. Flores for a copy of the building permit or the building permit number.

Willie Flores responded that he was not sure, but will get a copy for GWA.

Frank Taitano, Case Planner Mr. Taitano also asked Mr. Flores to provide him with a copy of the building permit as well.

Mr. Taitano also wanted to address BSP's comment on rain gardens. He commented that if the applicant/developer chooses to utilize the rainwater garden system, and asked if there was a program at BSP that will assist them in designing and/or possibly applying for a grant for the use of rain gardens.

Yvonne Manglona-Juaneza, BSP replied that she was unaware of any grants that are available for rain gardens; and, suggested that the applicant seeks technical assistance from Esther Taitague who is very familiar with rain gardens.

[Discussion ensues]

Grace Vergara, Case Planner no comments.

Acting Chairman Gulac noting no further comments or questions, moved onto the next item on the agenda.

IV. Approval of ARC Agenda

Acting Chairman Gulac before the members today is the approval of the ARC Agenda for the next meeting scheduled for Thursday, August 17, 2023. This is a final agenda and asked for a motion.

Christian Benitez, BSP made a motion to approve the ARC agenda of August 17, 2023.

Brian Hess, GWA seconds the motion.

Acting Chairman Gulac accepts the motion made by BSP, and seconded by GWA. Noting no discussion, the motion was put to a vote with all in favor of approval.

[Motion passed unanimously; 4 ayes, 0 nays]

Acting Chairman Gulac for the members information, they were provided a copy of the agendas for the next GLUC and GHLUC meetings tentatively scheduled for Thursday, August 24, 2023.

Frank Taitano commented that other than the Hybrid Commission, the GLUC meeting may or may not be held on the same day as the Hybrid meeting. It is still being determined at this time whether or not there will be a quorum for the GLUC meeting.

Mr. Taitano added that currently, the GLUC membership consisted of only three members, and in order to make quorum all three members need to be available.

Acting Chairman Gulac moved on to the next item on the agenda –

V. Administrative and Miscellaneous Matters

Acting Chairman Gulac noted that there were no administrative or miscellaneous matters for today's meeting, Acting Chairman Gulac asked for a motion to adjourn.

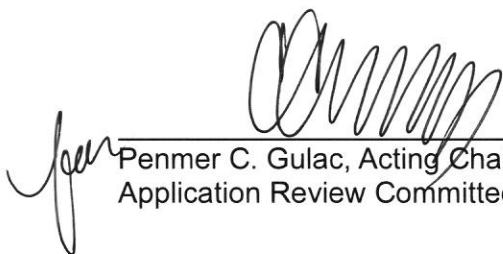
VI. Adjournment

Acting Chairman Gulac accepted the motion to adjourn today's meeting made by Brian Hess (GWA), seconded by Christian Benitez (BSP). The motion was put to a vote with all in favor of adjournment.

The regular meeting of the Application Review Committee for Thursday, August 3, 2023 was adjourned at 10:51 a.m.

Approved by:

Date Approved:



Penmer C. Gulac, Acting Chairman
Application Review Committee



Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Planning Division

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, August 3, 2023 ☐ Special _____

Time: 9:30 AM Adjournment: 10:57 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairperson)	
2 DPW/CIP	(Member)	<u>Margarite Wilson</u>
3 Guam EPA	(Member)	
4 Bureau of Statistics & Plans	(Member)	<u>Christian Benitez</u>
Bureau of Statistics & Plans	(Member)	<u>Yvonne Mangloria-Tuaveza</u>
5 Department of Agriculture	(Member)	
6 Guam Waterworks Authority	(Member)	<u>Brian W. Hess</u>
Guam Waterworks Authority	(Member)	
7 Guam Power Authority	(Member)	
8 Department of Parks & Recreation-HPO	(Member)	
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
Richard B. Arroyo, Deputy Director
Celine Cruz, Chief Planner
Frank Taitano, Planner IV
Penmer Gulac, Planner IV
M. Grace Vergara, Planner IV
Sonoga Gogue, Planner III
Theresa D. Guevara, Planner II
Edward Sanchez, Planner I
M. Cristina Gutierrez, WPS II
Sabina Waguk, CSR

Frank P. Taitano
Penmer Gulac

Theresa D. Guevara

M. Cristina Gutierrez

590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

10:51 AM

GLUC Form 14 - ARC Public/Speaker Sign-In Sheet - April 2010



Application Review Committee

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

AGENDA

Thursday, August 3, 2023 @ 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 – August 3, 2023

Day #30 – September 3, 2023

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, July 6, 2023

III. New Business

Conditional Use

- A. Application No. 2023-36, the Applicant, JMC Equipment Rental, Inc. represented by TG Engineers, Inc.; request for a Conditional Use permit to allow for the operation of an extractive industry for site preparation of a single-family dwelling, on Lot 5228-1-1NEW-R1, in the Municipality of Dededo, in an "A" (Rural) zone.
Case Planner: Frank Taitano

Zone Change

- B. Application No. 2023-01, the Applicant, Hagens, Inc. represented by FC Benavente, Planners; request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone, to allow for the operation of a warehouse storage, parking, and work spaces for the expansion of Pacific Solar and Photovoltaics, on Lot 5234-6, in the Municipality of Dededo.
Case Planner: Frank Taitano

Tentative Subdivision

- C. Application No. 2023-34, the Applicant, Summer Towers, LLC represented by W.B. Flores & Associates; a request for a Tentative Subdivision, to create the subdivision of lots for single-family dwellings, on Lot 5172-3-1NEW-3, Tract 108, Increment 4, in the Municipality of Tamuning, in an "R-2" (Multi-Family Dwelling) zone.
Case Planner: Grace Vergara



Application Review Committee

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

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, August 17, 2023 [Final]
- B. GLUC & GHLUC Regular Hearing, Thursday, August 24, 2023 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment



Application Review Committee

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

AGENDA

Thursday, August 17, 2023 @ 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 – August 17, 2023

Day #30 – September 17, 2023

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, August 3, 2023

III. New Business

Tentative Subdivision

- A. Application No. 2021-29, the Applicant, Perez Properties, Inc.; a request for a Tentative Subdivision to construct sixteen (16) single-family residences (Villa Serena), on Tract 18208 (formerly Lots 1087-A-1 thru 1087-A-6, and Lot 1087-B-1), in the Municipality of Barrigada, in an "R-1" (Single Family Dwelling) zone. Case Planner: Grace Vergara

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, September 7, 2023 [Tentative]
B. GLUC Regular Hearing, Thursday, September 14, 2023 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment



GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez
Vice Chairperson (Vacant)
Commissioner Leilani R. Flores

Commissioner Nonito V. Blas, Jr.
Commissioner (Vacant)

Joseph M. Borja, Executive Secretary
Kristan K. Finney, Legal Counsel (OAG)

AGENDA – Tentative

Thursday, August 24, 2023, 2023 @1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

*[As advertised in the Guam Daily Post – August 17, 2023 & August 22, 2023]
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 27, 2023

III. **Old or Unfinished Business [None]**

IV. **New Business**

Horizontal Property Regime

- A. Application No. 2023-41, the Applicant, Home Equity, LLC represented by Atty. Jannalyn C. Damian; is requesting approval of a Final Public Report, for a two-story, ten-unit townhome complex to be known as Plumeria Townhomes, Lot 7NEW, Block 4, Tract 90, in the Municipality of Tamuning, in an "R-2" zone, HPR No. 175. Case Planner: Celine Cruz

V. **Administrative & Miscellaneous Matters**

Conditional Use – Renewal

- A. Application No. 2020-36B, the Applicant, Midong E&C Corporation represented by FC Benavente, Planners; submits its annual renewal request for a previously approved Conditional Use Permit, to allow for the construction and operation of its Temporary Workforce Housing Facility for 256 temporary workers, Lot 5029-1-4, in the Municipality of Dededo, in an "M-1" zone.
Case Planner: Frank Taitano
- B. Application No. 2020-05B, the Applicant, Noli J. and Rita L. Serrano represented by Harry D. Gutierrez, submits its annual renewal request for a previously approved Conditional Use Permit to allow for the continued operation of its Temporary Workforce Housing Facility, Lot 8, Tract 1141, in the Municipality of Dededo, in an "M-1" zone.
Case Planner: Frank Taitano

- C. Application No. 2020-41B, the Applicant, Nan Inc. represented by W.B. Flores & Associates; submits its updated Master Plan and annual renewal request for a previously approved Conditional Use Permit for its Temporary Workforce Housing Facility, Lot 2278-R1, Estate 1117 (Tiyan), in the Municipality of Barrigada, in an "M-1" zone.
Case Planner Frank Taitano

- D. Application No. 2020-45B, the Applicant, Ian Corporation represented by Kyle M. Borja, submits its annual renewal request and an amendment to its site plan, for a previously approved Conditional Use Permit for its Temporary Workforce Housing Facility, Lot 5224-3-3 & Lot 5224-3-1-R1, in the Municipality of Barrigada, in an "M-1" zone.
Case Planner: Frank Taitano

VI. Adjournment



GUAM HYBRID LAND USE COMMISSION

Chairperson Anita B. Enriquez
Vice Chairperson [Vacant]
Commissioner Leilani R. Flores

Commissioner Nonito V. Blas, Jr.
Commissioner (Vacant)

Joseph M. Borja, Executive Secretary
Kristan K. Finney, Legal Counsel (OAG)

AGENDA - Tentative

Thursday, August 24, 2023 @1:30 p.m.

Department of Land Management Conference Room

3rd Floor, ITC Building, Tamuning, Guam 96913

[As advertised in the Guam Daily Post on August 17th and August 22nd, 2023]

Livestreamed on YouTube at Guam Department of Land Management Channel

I. **Notation of Attendance** [] Quorum [] No Quorum

II. **Approval of Minutes**

- GHLUC Regular Meeting Minutes, October 27, 2022

III. **Old or Unfinished Business [None]**

IV. **New Business**

Conditional Use

- A. Application No. H2022-60, The Applicant, TeleGuam Holdings, LLC dba GTA; a request for a Conditional Use permit for the proposed construction and operation of a Cable Landing Station on Lot 154-R2, in the Municipality of Inalahan, in an "R-1" (Single Family Dwelling) zone.
Case Planner: Sonny Gogue

V. **Administrative & Miscellaneous Matters**

Conditional Use – Extension of Time

- B. Application No. H2018-47A-1, the Applicants, Cheng T. Chien and Joanne Y.C. Liou represented by FC Benavente, Planners; requests an Extension of Time for a previously approved Conditional Use Permit, to allow for the construction of two, mixed-use, multi-family dwelling structures, on Lot 5029-5-1 and Lot 5029-5-2, in the Municipality of Dededo, in a "C" (Commercial) zone.
Case Planner: Celine Cruz

Zone Variance – Extension of Time

- C. Application No. H2018-47B-1, the Applicants, Cheng T. Chien and Joanne Y.C. Liou represented by FC Benavente, Planners; requests an Extension of Time for a previously approved Zone Variance for Height and Story, to allow for the construction of two, 154-feet high, fourteen-story, mixed-use, multi-family dwelling structures, on Lot 5029-5-1 and Lot 5029-5-2, in the Municipality of Dededo, in a "C" (Commercial) zone.
Case Planner: Celine Cruz

Tentative Development Plan – Extension of Time

- D. Application No. H2020-31C, The Applicant, Vista del Mar International, LLC represented by Daniel D. Swavely; requests an Extension of Time for a previously approved Tentative Development Plan, for a proposed hotel-resort, multi-family and single-family residential development, on Lot 10163-R2 and Lot 10189-2, in the Municipality of Tamuning.
Case Planner: Frank Taitano

VI. Adjournment