

GOVERNMENT OF GUAM – Department of Land Management
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Eugene M. De Vera

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GUAM LAND USE COMMISSION MEETING MINUTES



Department of Land Management
ITC Building, Tamuning, Guam
DLM Conference Room, 3rd Floor ITC Bldg.
Tamuning, Guam 96913



Thursday, October 9, 2025
2:08 p.m. to 2:20 p.m.

1014157

DE-OFFICIO

DE-OFFICIO

Eugene M. De Vera

GUAM LAND USE COMMISSION MEETING
Department of Land Management, 3rd Floor ITC Building, Tamuning
DLM Conference Room
Thursday, October 9, 2025 • 2:08 p.m. to 2:20 p.m.

MEMBERS PRESENT:

Mr. Ronald C. Pangilinan, Acting Chairman

Ms. Leilani R. Flores, Commissioner (Via Zoom)

Mr. Joseph A. Rios, Commissioner

Mr. Gerald P. Yingling Commissioner

[Excused: Chairperson Anita B. Enriquez]

PLANNING STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary

Mr. N. Lee Miller, Jr., Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Mr. Frank Taitano, Planner IV

Ms. Sonny Gogue, Planner III

Ms. Theresa Guevara, Planner II

Mr. Edward Sanchez, Planner I

Mr. Kyle Meno, T. Network Coordinator

GUAM LAND USE COMMISSION GUAM HYBRID LAND USE COMMISSION Attendance Sheet

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

Date of Meeting: THURSDAY, October 09, 2025

Time of Meeting: GLUC: 2:03pm GHLUC: 1:33pm

X	GLUC
X	Regular
	Special
✓	Quorum
	No-Quorum

X	GHLUC
X	Regular
	Special
✓	Quorum
	No-Quorum

COMMISSION MEMBERS

SIGNATURE

Chairwoman Anita B. Enriquez

Enriquez

Vice Chairman Ronald C. Pangilinan

Pangilinan

Commissioner Leilani R. Flores

attended on-line CF

Commissioner Gerald P. Yingling

Yingling

Mayor Frances Lizama, Yigo ✓

Lizama

Mayor June Blas, Barrigada

not present

Mayor Louise Rivera, Tamuning

not present

Mayor Peter Benavente, Dededo ✓

Benavente

STAFF *Joseph Rios*

Joseph M. Borja, Executive Secretary

Borja

Rossana D.S.M. Tiston, Deputy Director

Tiston

N. Lee Miller, Jr., Legal Counsel (OAG)

Miller

Celine L. Cruz, Chief Planner

Cruz

Frank Taitano, Planner IV

Taitano

Penmer Gulac, Planner IV

Gulac

M. Grace Vergara, Planner IV

Vergara

Sonny Gogue, Planner III

Gogue

Theresa Guevara, Planner II

Guevara

Edward Sanchez, Planner I

Sanchez

Kyle Meno, TN Coordinator

Meno

M. Cristina Gutierrez, Recording Secretary

Gutierrez

ADJOURNMENT

GLUC: 2:20pm GHLUC: 6:52pm

Public Attendance Record

<input checked="" type="checkbox"/>	GLUC	<input checked="" type="checkbox"/>	Regular	Date:	Thursday, October 09, 2025
<input checked="" type="checkbox"/>	GHLUC	<input type="checkbox"/>	Special	Time:	2:08 pm / 1:33 pm
<input checked="" type="checkbox"/>	Quorum	<input type="checkbox"/>	No Quorum	Adjournment:	2:00 pm / 1:59 pm

[illegible]

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES
Thursday, October 9, 2025 • 2:08 p.m. to 2:20 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Bldg., Tamuning, Guam 96913
[As advertised in the Guam Daily Post on October 2nd, 2025 & October 7th, 2025]
Livestreamed on YouTube/Guam Department of Land Management Channel

I. Notation of Attendance/Roll Call

Acting Chairman Pangilinan called the regular meeting of the Guam Land Use Commission for Thursday, October 9, 2025, to order at 2:08 p.m.

Present were: Acting Chairman Ronald Pangilinan, Commissioner Leilani Flores (via Zoom), Commissioner Gerald Yingling, Commissioner Joseph Rios, Executive Secretary Joseph Borja, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Staff Frank Taitano, Sonny Gogue, Theresa Guevara, Edward Sanchez, and Kyle Borja.

[Excused: Chairperson Anita Borja]

Acting Chairman Pangilinan confirmed a quorum for today's meeting and announced that the meeting was being livestreamed on YouTube/Guam Department of Land Management channel.

II. Approval of Minutes

Acting Chairman Pangilinan before the members is the approval of the Minutes from the previous GLUC meeting, which took place on Thursday, September 11, 2025. A draft of the Minutes has been provided to the members in advance for their review. Acting Chairman Pangilinan was ready to entertain a motion for action.

Commissioner Flores made a motion to approve the Minutes of Thursday, September 11, 2025.

Acting Chairman Pangilinan accepted the motion made by Commissioner Flores and asked for a second.

Commissioner Rios seconds the motion.

Acting Chairman Pangilinan motion is seconded by Commissioner Rios. There were no discussions, errors, edits, or omissions. Acting Chair Pangilinan put the motion to a vote, with all members in favor of approval. **[Motion carried with a vote of 4 ayes and 0 nays]**

III. Old or Unfinished Business [None noted]

IV. New Business

Final Subdivision

- A. Application No. 2025-44, the Applicant, WSS Pacific Development Corporation, represented by Jae Ji, is requesting approval of a Final Subdivision for the construction of twenty (20) single-family lots, on Lot 29NEW, Block 1 (Phase IIA) and Block 2 (Phase IIB), Tract 10310, in the Municipality of Dededo. Case Planner: Frank Taitano

Acting Chairman Pangilinan recognized Commissioner Flores.

Commissioner Flores requested to be recused from the review and approval of this application due to personal reasons.

Acting Chairman Pangilinan accepted Commissioner Flores' request to be recused. [Commissioner Flores signed off from Zoom]

Welcomed the applicant's representative to the table, asked them to state their name for the record, and proceed with their presentation.

Jae Ji (with Mr. Ji is Karen Pan) Mr. Ji explained that in 2018, they applied for a tentative subdivision for approval. Since this time, they have been through the permitting process that took a couple of years, then the COVID pandemic happened, there were issues with civil contractors, and the typhoon in 2023.

The infrastructure has been installed. Roads are in, power, water, and sewer have been installed, and all twenty subdivided lots are ready. The final subdivision map is also ready, and now they are in the final process with the Commission to move forward to put the twenty units on the market.

In closing, Mr. Ji humbly asked for the Commission's approval for their final subdivision after a seven-year process to move this project forward.

Acting Chairman Pangilinan thanked Mr. Ji for his presentation and opened the floor to the Commissioners for questions.

Commissioner Yingling commented that this was part of life, and it is how things go. Contractors are difficult to work with on Guam, and he sympathizes with the developer.

Acting Chairman Pangilinan asked if they had already established a market for the homes.

Karen Pan replied that they are leaning towards military buyers at an approximate cost of \$600K per home.

Acting Chairman Pangilinan noting no further questions from the Commissioners, Acting Chair turned the floor over to the Chief Planner for their report.

Sonny Gogue, Planner III read the Commission Brief dated September 23, 2025, for the final subdivision for Application No. 2025-44.

Legal Authority is under the provisions of Title 21 GCA, Chapter 62, Article 5. Ms. Gogue moved to staff discussion and read that on April 11, 2024, the Commission conditionally approved the applicant's Tentative Subdivision request, and the current application is for a Final Subdivision approval following the applicant's completion of all required infrastructure improvements.

As approved by the Commission, this represents the final phase of Tract 10310. Phase IIA consists of twelve single-family residential lots, public access, and a utility easement. Phase IIB consists of eight single-family residential lots with public access and a utility easement.

All infrastructure improvements have been permitted, approved, and completed to the satisfaction of the respective agencies. Staff recommends approval of the Final Subdivision request, subject to conditions. [For full content/context of the Brief, refer to the attached]

[Attachment A – Commission Brief dated September 23, 2025]

Acting Chairman Pangilinan turned the floor over to the Commissioners for questions. None noted from Commissioner Yingling and Commissioner Rios. Acting Chair opened the floor for public comment.

Public Comment [None noted]

Acting Chairman Pangilinan noted there was no public comment, and closed the public comment period. There were no further comments, discussion for this application. Acting Chair Pangilinan was ready to entertain a motion for action.

Commissioner Rios made a motion to approve Application No. 2025-44 as recommended in the Commission Brief dated September 23, 2025.

Commissioner Yingling seconds the motion.

Acting Chairman Pangilinan recognized and accepted the motion made by Commissioner Rios and seconded by Commissioner Yingling. There was no discussion on the motion. Acting Chair Pangilinan put the motion to a vote, with all members in favor of approval.

Motion passed unanimously with a vote of 3 ayes, 0 nays, and 1 recused.

V. Administrative and Miscellaneous Matters

Acting Chairman Pangilinan turned the floor over to Executive Secretary Borja for additional business or announcements for the Commission.

Joseph Borja, Executive Secretary announced that Chairperson Enriquez has been confirmed by the Legislature and now all members of the Board have full terms.

Secondly, Mr. Borja stated that the Legislature has introduced two hundred (200) Bills; sixty (60) of those Bills have become public law, and eight (8) of the laws directly affect the Department of Land Management, specifically the Planning Division. Mr. Borja added that the public laws will be gathered for the Planning staff's review and will provide a report of the results to the Commission.

Acting Chairman Pangilinan extended his congratulations to Chairperson Enriquez on her confirmation, and turned the floor over to Chief Planner Cruz for the next GLUC meeting date.

Celine Cruz, Chief Planner informed the Commissioners that the next meeting is on October 23rd, and there will be both a regular GLUC meeting as well as a Hybrid Commission meeting; and asked for the members' availability to establish a quorum.

VI. Adjournment

Acting Chairman Pangilinan stated that there was no further business for the Commission, asked for a motion to adjourn today's meeting.

Commissioner Yingling made a motion to adjourn.

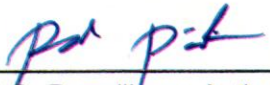
Commissioner Rios seconds the motion.

Acting Chairman Pangilinan accepted the motion to adjourn made by Commissioner Yingling and seconded by Commissioner Rios. There was no discussion on the motion. Acting Chair Pangilinan put the motion to a vote, with all members in favor of adjournment. **[Motion passed with a vote of 3 ayes and 0 nays.]**

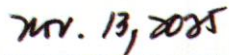
The regular meeting of the Guam Land Use Commission for Thursday, October 9, 2025 was adjourned at 2:20 p.m.

Approved by:

Date approved:




Ronald C. Pangilinan, Acting Chairman
Guam Land Use Commission



Nov. 13, 2025

Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Planning Division, Department of Land Management



GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez
Vice Chairman Ronald C. Pangilinan
Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA

Thursday, October 9, 2025 at 1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

*[As advertised in the Guam Daily Post – October 2nd, 2025 & October 7th, 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, September 11, 2025

III. Old or Unfinished Business [None]

IV. New Business

Final Subdivision

- A. Application No. 2025-44, the Applicant, WSS Pacific Development Corporation, represented by Jae Ji, is requesting approval of a Final Subdivision for the construction of twenty (20) single-family residential lots, on Lot 29NEW, Block 1 (Phase IIA), and Block 2 (Phase IIB), Tract 10310, in the Municipality of Dededo.
Case Planner: Frank Taitano

V. Administrative & Miscellaneous Matters

VI. Adjournment

ATTACHMENT A



DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:

590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:

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Hagåtña, GU 96932

Website:

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E-mail Address:

dlmdir@land.guam.gov

Telephone:

671-649-LAND (5263)

Facsimile:

671-649-5383

LOURDES A. LEON GUERRERO
MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

September 23, 2025

MEMORANDUM

TO: Chairperson, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Commission Brief — Final Subdivision of, Lot 29NEW, Block 1, Phase IIA and Block 2, Phase 11B, Tract 10310 in the Municipality of Dededo.

1. PURPOSE

- a. Application Summary: The applicant, WSS Pacific Development Corporation, represented by Mr. Jae Ji, is requesting Final Subdivision Approval of Lot 29NEW, Block 1, Phase IIA, and Block 2, Phase IIB, Tract 10310, located in the Municipality of Dededo.
- b. Legal Authority: This application is reviewed under the provisions of Title 21, GCA, Chapter 62, Article 5, Sections 62501–62504 (Subdivision Law).

2. DISCUSSION

On April 11, 2024, the Commission conditionally approved the applicant's Tentative Subdivision request. The current application is for Final Subdivision Approval, submitted pursuant to Section 62504(a), following the applicant's completion of all required infrastructure improvements. These improvements include:

- Paved access roads and sidewalks,
- Utility stub-outs and connections,
- An approved stormwater mitigation system, and
- Installation of two residential structures constructed on Block 2.

As approved by the Commission, this represents the final phase (Phase IIA and Phase IIB) of Tract 10310. Phase IIA consists of twelve (12) single-family residential lots (each approx. 515± SM) and a 759± SM public access and utility easement. Phase IIB consists of eight (8) single-family residential lots (each approx. 530± SM) and a 682± SM public access and utility easement.

The applicant has coordinated with the relevant Government of Guam agencies to ensure compliance with infrastructure and public safety requirements, including providing adequate connections to the public sewer and water systems, installation of the required number of fire hydrants, provision of street rights-of-way to accommodate regular and emergency vehicle travel, construction of sidewalks, utilities, and street lighting, providing an approved entrance and exit to the subdivision, and a permitted and approved stormwater management system.

All infrastructure improvements have been permitted, approved, and completed to the satisfaction of the respective agencies.

RECOMMENDATION:

In consideration of the applicant's compliance with subdivision requirements and completion of the permitted infrastructure improvements, Planning Staff recommends APPROVAL of the Final Subdivision request, subject to the following condition:

1. The applicant shall continue to comply with all ARC conditions and requirements as stipulated in the Official Position Statement submitted for the Commission's approval of the Tentative Subdivision on April 11, 2024.



Celine L. Cruz

Attachment: Application Package

Case Planner: Frank Taitano

ATTACHMENT A

DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:

590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:

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Hagåtña, GU 96932

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671-649-LAND (5263)

Facsimile:

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LOURDES A. LEON GUERRERO
MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

September 23, 2025

MEMORANDUM

TO: Chairperson, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Commission Brief — Final Subdivision of, Lot 29NEW, Block 1, Phase IIA and Block 2, Phase IIB, Tract 10310 in the Municipality of Dededo.

1. PURPOSE

- a. Application Summary: The applicant, WSS Pacific Development Corporation, represented by Mr. Jae Ji, is requesting Final Subdivision Approval of Lot 29NEW, Block 1, Phase IIA, and Block 2, Phase IIB, Tract 10310, located in the Municipality of Dededo.
- b. Legal Authority: This application is reviewed under the provisions of Title 21, GCA, Chapter 62, Article 5, Sections 62501–62504 (Subdivision Law).

2. DISCUSSION

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1. The applicant shall continue to comply with all ARC conditions and requirements as stipulated in the Official Position Statement submitted for the Commission's approval of the Tentative Subdivision on April 11, 2024.



Celine L. Cruz

Attachment: Application Package

Case Planner: Frank Taitano