

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
DLM Conference Room, 3rd Floor, ITC Bldg., Tamuning, Guam 96913
Thursday, February 5, 2026 • 9:30 a.m. to 10:01 a.m.

I. Attendance/Roll Call

Chairperson Cruz called to order the regular meeting of the Application Review Committee for Thursday, February 5, 2026, at 9:30 a.m.

Present were: Chairperson Celine Cruz (DLM), Peter Bautista (GEPA), Christian Benitez (BSP), Russell Kanai (DPR), Albert Padua (GPA), Planning Staff Penmer Gulac, Sonny Gogue, and Recording Secretary Cristina Gutierrez.

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

II. Approval of Minutes

Chairperson Cruz there are no Minutes for approval today.

III. New Business

Chairperson Cruz announced that there has been a recent development in the realm of temporary workforce housing facilities, namely that the Legislature recently passed a bill that permits workforce housing in M1 zones. This will essentially negate the Land Use Commission's review and purview over these types of facilities. For that reason, Chairperson Cruz stated that she will table the first two applications for Conditional Use Permits, pending the outcome of the Governor's official signing or veto of the bill.

Chairperson Cruz noted for the record that Application No. 2025-79 for Korando Corporation and Application No. 2025-68 for HSPOW Overseas Development will be tabled. Both applications are represented by Mr. Dan Swavely.

The members will not have to submit a position statement, and there is no 30-day timeline. She further added that members will be informed should the bill be passed, but if nothing happens with the bill in the next two weeks, it will be on the next ARC agenda.

Dan Swavely responded that the expectation is for this bill to be passed into law.

Chairperson Cruz stated that if the bill is signed into law, Madam Chair asked Mr. Swavely to submit official withdrawals for both applications.

Dan Swavely confirmed that he will ensure that this is submitted.

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

Zone Change

- C. Application No. 2026-07, the Applicant, Calvo Enterprises, Inc. represented by Daniel D. Swavely, requests a Zone Change from "A" (Rural/Agricultural) zone to "R2" (Multiple Dwelling) zone, for the proposed construction of a fifty (50) unit apartment complex with amenities, on Lots 7024-1NEW-4-3-1R/W, 7024-1NEW-4-3-2, 7024-1NEW-4-3-3, 7024-1NEW-4-3-4, 7024-1NEW-4-3-5 and Lot 7024-1NEW-4-3-R5, in the Municipality of Yigo. Case Planner: Sonny Gogue

Dan Swavely with his associate, Kyle Borja. Mr. Swavely stated that they have a housing project behind the Yigo Payless, which will benefit everyone. The project is owned by a reputable developer, Calvo Enterprises.

The project has been vetted from the beginning, and what they came up with is the proposed 50-unit apartments for rent, which, in Mr. Swavely's estimate, is where Guam needs the housing the most. It is too expensive to purchase a single-family residence. The median price for a single-family house, two quarters ago, was \$424K. Mr. Swavely stated that affordable housing on Guam is an oxymoron and was unsure if affordable housing ever existed. Rent is the preferred housing alternative in the absence of any affordability.

This 50-unit apartment complex is located in a good location, with good price points, and there will be no expensive amenities; this project is a winner.

Peter Bautista, GEPA remarked that these units will be sold with the perspective of affordable housing, and asked what the price point was for rental.

Dan Swavely replied that the rent will possibly be \$2,000. Mr. Swavely provided the following presentation:

- A drone video was presented to the members on the location of the project site. Mr. Swavely pointed out the Yigo Payless (to the left) and pointed out the project site.
- Vicinity Map – the project is located right behind the Yigo Complex. One of the chief amenities that will be offered by Lagu Village is that there will be a walkway from this apartment complex straight to the Yigo Payless complex.
- Master Plan – The master plan is well laid out. There will be recreational facilities, sufficient land set aside for storm drainage, school bus shelters, and a guard for security will be provided, and the outdoor amenities include a jogging track.
- Rendering of the complex, three-storey structure, no more than 30 feet, with two or three-bedroom units.
- Layout of the courtyard and parking area.

This concluded Mr. Swavely's presentation, and he was prepared to answer questions from the members. He further added that he looks forward to the agencies' timely submission of their position statements.

Chairperson Cruz turned the floor over to the members for questions.

Peter Bautista, GEPA stated that he has not had a chance to review this on their GIS to see if there were any sinkholes, wellheads, etc. Mr. Bautista commended Mr. Swavely on the project layout and the amenities to be provided.

Mr. Bautista stated that due to the project's location on the northern lens and its distance from Marine Corps Drive, the accessibility to utilities is good. However, the developer will need to ensure proper recharge of the aquifer. This includes implementing a drainage system along with requirements for both recharge and treatment of the water.

[Discussion ensues]

Christian Benitez, BSP Mr. Benitez stated that he is certain that the developer understands that the area is designated as very low-density, residential according to the North Central Guam Land Use Plan. He agrees that the housing development is suitable for this location. The necessary infrastructure is already in place, and the developer must ensure that there is sufficient sewer capacity to protect the aquifer. BSP will recommend approval for the applicant's request, and all other concerns will be addressed in their position statement.

Albert Padua, GPA commented that their only concern is a load capacity report, and asked if one could be provided for this project.

Russell Kanai, DPR stated that DPR has no objection to the request. DPR will conduct a site inspection during the permitting process.

Sonny Gogue, Case Planner no questions or comments.

Chairperson Cruz pointed out that the maximum density based on the land mass is approximately 96 units, and constructing 50 units is reasonable considering that the North and Central Land Use Plan indicates that it is a low-density area.

Moving on to the next item on the agenda –

IV. Approval of ARC Agenda

Chairperson Cruz noted that there are no agenda items for the February 19th ARC meeting. Madam Chair added that notice will be sent to the committee should there be an agenda for the first Thursday in March. And at this time, there is no tentative agenda at this time for the GLUC meeting of February 26, 2026.

V. Administrative and Miscellaneous Matters

Chairperson Cruz opened the floor to the members for any miscellaneous matters.

Christian Benitez, BSP stated that a Memorandum has been sent out to all the agencies regarding the 2050 Guahan Sustainability Plan for their review and comments. Additionally, Mr. Benitez informed the members that if they are available, the public hearings will be held on February 12, 2026, from 6:00 p.m. to 8:00 p.m. at the Hagat Mayor's Office, and on February 25, 2026, for the same time at the Dededo Mayor's Office.

Peter Bautista, GEPA inquired how this would play into the existing plans that are already in place. There is the *I-Tanota* (sp?) plan, which is no longer in place, and asked if this sustainability plan will replace it.

Christian Benitez, BSP, responded that one of the elements will be a land use plan that provides policies to guide its development.

[Discussion ensues]

Peter Bautista, GEPA commented on Summary Zone Change applications that the submittal of position statements is ten days. If a position statement is not submitted, it defaults to approval.

Chairperson Cruz confirmed that if a position statement is not submitted, it is a no objection by the agency. It is a ten-day turnaround, and an extension can be requested for additional time. If a specific agency's input is required, Planning will hold off on making any decision on the application.

Peter Bautista, GEPA asked if this is a law that was passed that fast-tracks zone changes for subdivisions for affordable homes.

Chairperson Cruz responds that it is not necessarily for affordable homes, but for smaller developments. The zone change requests are only eligible to go from an A-zone to an R1 or an R2 zone, or from an R1 to an R2 zone. The highest zoning designation that can be achieved is R2 zone, and it is at the discretion of the Director of Land Management. It does not go to the Land Use Commission.

[Discussion ensues]

Peter Bautista, GEPA inquired about the status of the resolution that was discussed at the workshop.

Chairperson Cruz replied that she is aware and will have a draft available at the next available meeting.

There was no further business for the Commission, Madam Chair asked for a motion to adjourn.

VI. Adjournment

Russell Kanai, DPR made a motion to adjourn today's meeting.

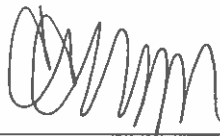
Albert Padua, GPA seconds the motion.

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

The regular meeting of the Application Review Committee for Thursday, February 5, 2026, was adjourned at 10:01 a.m.

Approved by:

Date Approved:



Celine L. Cruz, Chairperson
Application Review Committee



Transcribed by:



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, February 5, 2026 Special _____

Time: 9:30 AM Adjournment: 10:01 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairperson)	_____
2 DPW/CIP	(Member)	_____
3 Guam EPA	(Member)	<u>Peter P. Brant</u>
4 Bureau of Statistics & Plans	(Member)	<u>Christian Benitez</u>
Bureau of Statistics & Plans	(Member)	_____
5 Department of Agriculture	(Member)	_____
6 Guam Waterworks Authority	(Member)	_____
Guam Waterworks Authority	(Member)	_____
7 Guam Power Authority	(Member)	<u>AT ANTONIO PAVIA</u>
8 Department of Parks & Recreation-HPO	(Member)	<u>Russell Kandi</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>[Signature]</u>
Frank Taitano, Planner IV	<u>[Signature]</u>
Penmer Gulac, Planner IV	<u>[Signature]</u>
M. Grace Vergara, Planner IV	_____
Sonoga Gogue, Planner III	_____
Theresa D. Guevara, Planner II	_____
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, February 5, 2026, at 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 – February 5, 2026

Day #30 – March 5, 2026

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- None

III. New Business

Conditional Use

- A. Application No. 2025-79, the Applicant, Korando Corporation represented by Daniel D. Swavely; requests a Conditional Use Permit to allow for the conversion of an existing two-story apartment structure for use as a Temporary Workforce Housing Facility, to house a maximum of 34 workers, and for the proposed construction of a two-story Temporary Workforce Housing Facility to house up to a maximum of 64 workers, on Lot 5166-8-1 and Lot 5166-8-R1, in the Municipality of Tamuning, in an "M1" (Light Industrial) zone.
Case Planner: Frank Taitano/Celine Cruz
- B. Application No. 2025-68, the Applicant, HSPOW Overseas Development represented by Daniel D. Swavely; requests a Conditional Use Permit for the development and operation of a Temporary Workforce Housing Facility, to house a maximum of 600 workers, on Lot 7-R1, Block 1, Tract 221, in the Municipality of Barrigada.
Case Planner: Frank Taitano/Celine Cruz

Zone Change

- C. Application No. 2026-07, the Applicant, Calvo Enterprises, Inc. represented by Daniel D. Swavely; requests a Zone Change from "A" (Rural/Agricultural) zone to "R2" (Multiple Dwelling) zone, for the proposed construction of a 50 unit apartment complex with amenities, on Lots 7024-1NEW-4-3-1RW, 7024-1NEW-4-3-2, 7024-1NEW-4-3-3, 7024-1NEW-4-3-4, 7024-1NEW-4-3-5, and 7024-1NEW-4-3-R5, in the Municipality of Yigo.
Case Planner: Sonny Gogue



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, February 19, 2026 [No Agenda]
 - B. GLUC Regular Hearing, Thursday, February 26, 2026 [Tentative]
- V. Administrative & Miscellaneous Matters
- VI. Adjournment



Application Review Committee

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

AGENDA – NO AGENDA

Thursday, February 19, 2026, at 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 – February 19, 2026

Day #30 – March 19, 2026

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes, Thursday, December 4, 2025
- ARC Regular Meeting Minutes, Thursday, January 15, 2026
- ARC Regular Meeting Minutes, February 5, 2026

III. New Business [None]

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, March 5, 2026 [Tentative]
- B. GLUC Regular Hearing, Thursday, March 12, 2026 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment



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 - Tentative

Thursday, February 26, 2026 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 – February 19, 2026 & February 24, 2026]
Livestreamed on YouTube at the Guam Department of Land Management Channel*

- I. Notation of Attendance/Roll Call Quorum No Quorum

- II. Approval of Minutes
 - GLUC Regular Minutes, Thursday, January 22, 2026
 - GLUC Regular Minutes, Thursday, February 12, 2026

- III. Old or Unfinished Business [None]

- IV. New Business

- V. Administrative & Miscellaneous Matters

- VI. Adjournment