

GOVERNMENT OF GUAM – Department of Land Management
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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, December 11, 2025
1:34 p.m. to 2:17 p.m.

GUAM LAND USE COMMISSION MEETING
Department of Land Management, 3rd Floor ITC Building, Tamuning
DLM Conference Room
Thursday, December 11, 2025 • 1:34 p.m. to 2:17 p.m.

MEMBERS PRESENT:

Dr. Anita B. Enriquez, Chairperson

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani Flores, Commissioner

Mr. Gerald Yingling, Commissioner

Mr. Joseph A. Rios, Commissioner

PLANNING STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary

Ms. Rosanna Tiston, Deputy Director

Ms. Celine L. Cruz, Chief Planner

Ms. Sonny Gogue, Planner III

Mr. Kyle Meno, T. Network Coordinator

[Excused: Attorney N. Lee Miller, Jr., Legal Counsel]

**GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Attendance Sheet**


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

Date of Meeting:	Thurs., Dec. 11, 2025	<input checked="" type="checkbox"/>	GLUC	<input type="checkbox"/>	GSPC	
Time of Meeting:	GLUC: 1:34	GSPC:	<input checked="" type="checkbox"/>	Regular	<input type="checkbox"/>	Regular
			<input type="checkbox"/>	Special	<input type="checkbox"/>	Special
			<input checked="" type="checkbox"/>	Quorum	<input type="checkbox"/>	Quorum
			<input type="checkbox"/>	No-Quorum	<input type="checkbox"/>	No-Quorum

COMMISSION MEMBERS

SIGNATURE

Chairwoman Anita B. Enriquez




Vice Chairman Ronald C. Pangilinan



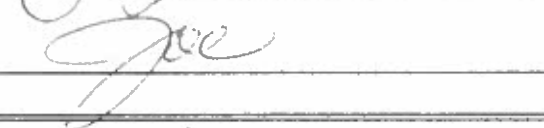
Commissioner Leilani R. Flores



Commissioner Gerald P. Yingling

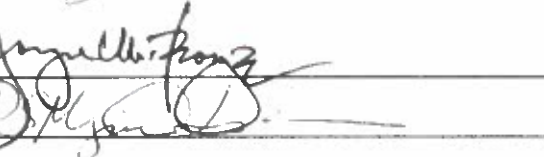


Commissioner Joseph A. Rios




STAFF

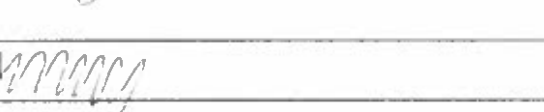
Joseph M. Borja, Executive Secretary



Rossana D.S.M. Tiston, Deputy Director



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



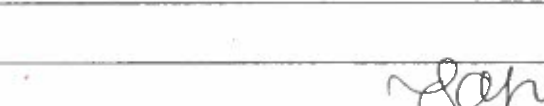
Celine L. Cruz, Chief Planner



Frank Taitano, Planner IV




Penmer Gulac, Planner IV



M. Grace Vergara, Planner IV



Sonny Gogue, Planner III



Theresa Guevara, Planner II



Kyle Meno, TN Coordinator



M. Cristina Gutierrez, WPS II



ADJOURNMENT

GLUC: 2:17	GSPC:
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GUAM LAND USE COMMISSION

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

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA

Thursday, December 11, 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 – December 3, 2025 and December 9, 2025]
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 [None]

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

IV. **New Business**

Conditional Use

- A. Application No. 2024-12, the Applicants, Jeremy and Roisin Ralph, are requesting a Conditional Use Permit to allow for the operation of a short-term vacation rental on an existing single-family dwelling on Lot 194-2-2-3 in the Municipality of Hagat, in an "R1" (One Family Dwelling) zone.
Case Planner: Penmer Gulac

V. **Administrative & Miscellaneous Matters**

Conditional Use Renewal

- B. Application No. 2007-25C, the Applicant, Orion Construction Corporation (Guam), submits its third annual renewal request for a previously approved Conditional Use Permit, for its Temporary Workforce Housing Facility, on Lot 5224-1-5-1 and Lot 5224-1-5-R1, in the Municipality of Barrigada, in an "M1" (Light Industrial) zone.
Case Planner: Frank Taitano

VI. **Adjournment**

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES
Thursday, December 11, 2025 • 1:34 p.m. to 2:17 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Bldg., Tamuning, Guam 96913
[As advertised in the Guam Daily Post on December 3, 2025 & December 9, 2025]
Livestreamed on YouTube at the Guam Department of Land Management Channel

I. Attendance/Roll Call

Chairperson Enriquez called to order the regular meeting of the Guam Land Use Commission for Tuesday, December 11, 2025, at 1:34 p.m.

Present were: Chairwoman Anita Enriquez, Vice Chairman Ron Pangilinan, Commissioner Leilani Flores, Commissioner Gerald Yingling, Commissioner Joe Rios, Executive Secretary Joseph Borja, Deputy Director Rosanna Tiston, Chief Planner Celine Cruz, Planning Sonny Gogue, and Kyle Meno.

[Excused: Lee Miller, Legal Counsel]

Chairperson Enriquez confirmed a quorum and announced that today's meeting was being livestreamed on YouTube at the Guam Department of Land Management channel.

II. Approval of Minutes [None]

III. Old or Unfinished Business [None]

IV. New Business

Conditional Use

- A. Application No. 2024-12, the Applicants, Jeremy and Roisin Ralph, are requesting a Conditional Use Permit to allow for the operation of a short-term vacation rental on an existing single-family dwelling, on Lot 194-2-2-3, in the Municipality of Hagat, in an "R1" (One Family Dwelling) zone. Case Planner: Penmer Gulac

Chairperson Enriquez welcomed the applicants to the meeting, asked them to state their names for the record, and proceed with their presentation.

Roisin Ralph thanked the Commission for their time in reviewing their application. The application is for a short-term vacation rental. Ms. Ralph stated that they have been living on Guam for the past 17 years, and they are excited to be legally compliant with the law for their request for a short-term vacation rental in Hagat. The location of the existing residence is perfect for the locals who wish to be close to the dock, dolphins, boat tours, and hiking down south, and for tourists who want to experience something different from the Tumon experience. She added that they also run a boat tour in the Malessso.

To close, Ms. Ralph hopes that the Commission looks favorably upon their application.

Chairperson Enriquez turned the floor over to the Commissioners for questions.

Commissioner Rios the application states that the application is to bring the property into compliance in accordance with the Zoning Law, and asked if it was a regular rental before the submission of the application.

Roisin Ralph replied that the Zoning Law has changed; 95 percent of the available Airbnbs are not in compliance with the current Zoning Law, so it is to comply. The house existed as a short-term vacation rental, and before that, it was a "drug house." [SIC]

Commissioner Rios observed that on the map, there is an "A" marked for the subject property and another house to the left or right. Based on the proposed usage, Commissioner Rios asked if there were any comments from the neighbors about the previous occupants.

Roisin Ralph replied that the neighbor is a retired police officer, and he is very enthusiastic about the use of this property as a vacation rental. Ms. Ralph explained that before applying for the short-term vacation rental, they reached out to their nearby neighbors to ensure they were okay with their plans, and everyone was in favor.

Vice Chairman Pangilinan commended the applicants for following the proper channels because there are many vacation rentals that are not in compliance.

Commissioner Yingling echoed Vice Chairman Pangilinan's comment.

Roisin Ralph Ms. Ralph commented that she was very impressed with Land Management, Mr. Gulac, and the Planning staff for their assistance throughout this process.

Chairperson Enriquez Madam Chair stated that she was very grateful to hear positive feedback and thanked Chief Planner Cruz and the Planning staff. There were no additional comments from the Commissioners, and the floor was turned over to staff for their report.

Celine Cruz, Chief Planner read the staff report dated November 25, 2025, for Application 2024-12 for the applicants Jeremy and Roisin Ralph. Chief Planner Cruz's report included the purpose of the application, facts to include the location, lot area, present zoning, field description, master plan, and the community design plan. Ms. Cruz continued with the application's chronological facts, discussion, and staff analysis to address the site plan, disposal of sewage, access, parking, and the proposed uses on the adjacent lands, including health, safety, and general welfare factors.

Planning staff has concluded that the proposed use is compatible and should have no significant impacts on the existing uses; and therefore, finds it proper that it be considered favorably by the Commission. Planning recommends approval with conditions. In addition to the condition noted in the Staff Report, Chief Planner Cruz added a second condition that a copy of the building permit and occupancy permit shall be submitted to the Guam Chief Planner should the application be approved. [For full content/context, please see attached]

[Attachment A – Staff Report dated November 25, 2025]

Chairperson Enriquez thanked Chief Planner Cruz and the staff for their work on this application. Madam Chair opened the floor to the Commissioners for questions.

Commissioner Rios during the review of the chronological history of the application that was heard on March 20, 2024, Commissioner Rios noted that the Hagat MPC approved the application on October 20, 2025, and asked for the Chief Planner's assistance in understanding the lengthy timeframe for this application.

Celine Cruz, Chief Planner explained that Hagat did not have a lot of land use projects, and they are not well versed in complying with the new Open Government Law requirements, which has led to some difficulties. Planning staff will not present an application to the Commission unless the MPC Resolution meets all the notice requirements that are set by the Open Government Law. Planning faced challenges with the Mayor's Office and has offered assistance to determine the proper dates for publication of their notices. They have since worked out getting the proper notice requirements. Chief Planner Cruz also stated that the Hagat MPC had submitted previous MPC Resolutions; however, it was discovered that two of the meetings that were held did not meet the requirements, and they had to be redone. She stated that the Planning staff wants to ensure that anything presented to the Commission cannot be challenged outside of a decision that has been made.

Chairperson Enriquez remarked that the Municipal Planning Council meeting was held on September 24, 2024, and asked if this was for the public hearing.

Celine Cruz, Chief Planner replied that that date was the public hearing that was conducted by the Planning Division and not the MPC meetings. Ms. Cruz further added that the MPC meetings were held on October 9th, and there is evidence of the two separate meetings that are required by law for GLUC application.

Chairperson Enriquez commented that the Commission understands the frustration related to delays. The question posed is that for future projects, future applications, would this particular village, whether other applicants will experience the same type of delays, or has the process been resolved.

Celine Cruz responded that the issue has somewhat been resolved to a certain extent. There have been several other projects that have come through, and it seems that the Hagat Mayor's Office is beginning to comply with the requirements. Chief Planner Cruz reiterated that Planning will ensure that the requirements have been met before presenting the applications to the Commission.

Chairperson Enriquez this is not the first village that the Commission has seen that has come across with somewhat a similar process, timing, etc.

Celine Cruz explained that there were recent changes to the Open Government Law and how GLUC applications can be reviewed by the Commission. The first change was that before an application is presented to the different municipalities, all position statements must be received from the Application Review Committee. The second requirement was that, on the MPC side, when it comes to the Resolutions, the MPCs were required to have two separate meetings and

then provide a Resolution in favor of or against a project. The Mayors' offices are required to have at least three meetings for a project. There are a handful of meetings that occur so that the public has the opportunity to provide comments for a project.

Chairperson Enriquez expressed that the Commission appreciates the reminder on why it takes a little time with regard to the number of hearings that are associated before receiving approval from the Guam Land Use Commission. The Commission also understands that because of the turnover due to the frequencies of elections and the possible turnover of Mayors and staff, and the learning curve associated with the process and statutes associated with the application must go through the MPCs of the respective villages.

[Discussion ensues]

There were no additional discussions or comments. Madam Chair opened the floor for public comment.

Public Comment [None]

Chairperson Enriquez there were no public comments. Madam Chair closed the public comment period and asked for a motion for action on Application No. 2024-12.

Commissioner Rios made a motion to approve Application 2024-12 in accordance with the recommendation and conditions as noted in the staff report dated November 25, 2025, and the additional condition as stated previously by Chief Planner Cruz.

Commissioner Yingling seconds the motion.

Chairperson Enriquez accepted the motion made by Commissioner Rios and seconded by Commissioner Yingling. There was no discussion noted on the motion. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried; 5 ayes and 0 nays]**

Next item on the agenda –

V. Administrative and Miscellaneous Matters

Conditional Use Renewal

- B. Application No. 2007-25C, the Applicant, Orion Construction Corporation (Guam), submits its third annual renewal request for a previously approved Conditional Use Permit for its Temporary Workforce Housing Facility, on Lot 5224-1-5-1 and Lot 5224-1-5-R1, in the Municipality of Barrigada, in an "M1" (Light Industrial) zone. Case Planner: Frank Taitano

Regine Dela Rosa representing Orion Construction Corporation (Guam), for the third annual renewal of their temporary workforce facility. Ms. Dela Rosa explained that their facility is located on Bello Road, Barrigada. It was first approved in 2007, and in 2023, they requested to increase the maximum capacity to 100 workers that was approved by the Commission. They are currently housing 96 workers, and all permits are current.

She further added that they will continue to comply with the conditions specified in their Notice of Action that was approved in 2022. They are requesting the Commission's approval to continue the use of their Temporary Workforce Housing Facility for their H2B workers.

Chairperson Enriquez questions the staff.

Commissioner Rios on Exhibit 11, about four to five pages for house rules for the barracks. Commissioner Rios asked how they enforce and monitor the rules.

Regine Dela Rosa replied that house rules have been in place since they were implemented.

Commissioner Rios asked if there was a Supervisor or staff member who monitors the rules and how they are enforced.

Regine Dela Rosa responded that they have admin staff that monitors their compound and ensures that the rules are followed.

Vice Chairman Pangilinan asked if the sleeping quarters were set up with bunk beds.

Regine Dela Rosa the rooms were recently renovated, and now beds are provided for the workers.

Commissioner Yingling asked what the current occupancy was, to which Ms. Dela Rosa responded, "currently 96 workers, with a maximum of 100." Commissioner Yingling commended the applicant on the upkeep of their facilities.

Commissioner Rios inquired about when the last renovation took place, up to the present day.

Regine Dela Rosa replied that it was very recent.

Commissioner Rios expressed that the Commission would appreciate current photos of the facility.

Chairperson Enriquez turned the floor over to staff for their report.

Celine Cruz, Chief Planner read the Commission Brief dated December 3, 2025. Ms. Cruz's report included the purpose, legal authority, and the application summary. On December 2, 2025, the case planner conducted a site visit of the approved TWHF. From observations made outside the perimeter of the fence, the facility appeared well-maintained. [For full content/context, see attached report.]

[Attachment B – Commission Brief dated December 3, 2025]

Chief Planner concluded that it is Planning's position that the applicant continues coordination with the permitting agencies and finds that the applicant is complying with the conditions imposed. In line with this, Planning recommends a favorable Commission review of the request, and recommends approval with conditions.

Chairperson Enriquez questions for staff.

Commissioner Rios it was mentioned in the Commission Brief that the dormitory permit authorizes 100 workers. In that permit, it states 104, but the Commission approved only 100, and asked for an explanation to help him understand.

Celine Cruz, Chief Planner explained that when companies are petitioning for H2 workers, they are required to go to each of the permitting agencies so that each permitting agency can review the request based on their specific mandates. Chief Planner Cruz believed that Public Health would have issued a greater number based on the floor of the building and the amenities available. They would determine the maximum number that can come out of that particular facility. However, initially, when the application was presented, their original application to the Land Use Commission, the request was to accommodate one hundred beds. Planning will not sign off on a petition for H2 clearance if it exceeds the maximum number of one hundred as approved by the Commission.

Chairperson Enriquez there were no further discussions or questions. Madam Chair opened the floor for public comment.

Public Comment [None]

Madam Chair noted that there were no public comments and closed the public comment period. There was no additional discussion. Madam Chair was ready to entertain a motion for action for Application No. 2007-25C.

Vice Chairman Pangilinan made a motion to approve Application No. 2007-25C, as long as the applicant follows the recommendation and conditions as stated in the staff report of December 3, 2025.

Commissioner Flores seconds the motion.

Chairperson Enriquez accepted the motion made by Vice Chairman Pangilinan and seconded by Commissioner Flores. There was no discussion on the motion. Madam Chair put the motion to a vote, with all members in favor of approval **[Motion carried; 5 ayes and 0 nays.]**

Madam Chair turned the floor over to Executive Secretary Borja for any additional business or announcements for the Commission.

Joseph Borja, Executive Secretary thanked the Commission for their attendance, and commented that this is the first meeting with a full Commission.

The second item Mr. Borja brought up was Bill 240-38, and it is a bill sponsored by several senators to streamline the process of Temporary Workforce Housing facilities for review and approval.

The bill proposes a restructuring of the Zoning Law by introducing a separate section for the TWHF that will designate it as a permitted use in an M1 zone. A fiscal impact statement has to be provided to the BBMR; however, Mr. Borja stated that he believes that the Department will not have any fiscal impact from the bill. He expressed his concern with the lack of notice to surrounding landowners and the renewal/review process of the application.

Commissioner Yingling said that he personally requested a meeting with Senator Lujan and Senator Duenas, not as a Commissioner of the Commission but on a personal basis, and expressed that the lack of planning on Guam is disturbing.

Joseph Borja the third item is regarding the public hearings and the number of public hearings that an application has to go through. This in itself is a challenge to have five public hearings; it's the scheduling and setting up of these hearings, and who pays for the notices. Some logistics make it difficult to commit to timeframes. The department is working with the Mayors, and it has offered to do training sessions.

And lastly, on the Temporary Workforce Housing, there were several reviews by the Commission during the last few meetings. Mr. Borja said that he was a member of the Barrigada MPC, and he had not seen too many TWHF applications that included laundry facilities. The complaint in Barrigada is that the workers are taking over all of the laundromat facilities in Barrigada, and this came from Mayor June Blas. Mr. Borja ended by saying that there are about three or four facilities in Barrigada housing about 200 workers.

Chairperson Enriquez turned the floor over to the Chief Planner for her comments on this.

Celine Cruz commented that, in reading the bill, Planning has its concerns. The Commission always had questions when a workforce housing application came before them. If the Commission has these questions and concerns, the neighbors likely share the same concerns. The other aspect is that there is an annual renewal requirement; Planning has seen numerous renewal requests over time. She further added that there is one time out of the year that these temporary workforce housing facilities can conduct spring cleaning, and provide photos of the facilities to the Commission to ensure compliance. It is that one chance they should be looking at their facility and ensuring that everything is in line because they will be returning to the Commission to ask for renewal. If the bill, in its current form, is passed into law, we risk losing that control. She added that the concern is not only for the community but also for the workers who will be living in these facilities.

Chairperson Enriquez thanked Chief Planner Cruz for sharing her comments, and well noted Madam Chair mentioned that the next Commission meeting is scheduled for December 25th which is Christmas, which means the meeting would be held on the following Tuesday, and inquired about the current status of staff's preparation.

Celine Cruz informed the Commissioners that the following Tuesday would be December 30th and, there are a couple of agenda items for review by the Commission. A callout was already conducted so that the applicants could be notified accordingly. Chief Planner Cruz stated that they received a good response in terms of the members' availability for December 30th.

Chairperson Enriquez asked if this would be a hybrid meeting.

Celine Cruz replied not it wouldn't be.

Joseph Borja commented that the decisions made at today's meeting will be ratified at the next meeting, and it is important that a meeting is held.

Chairperson Enriquez posed the question, what if, at the very last minute, both the Chairperson and the Vice Chairperson are unable to attend a scheduled meeting, then who chairs the meeting. Madam Chair suggested a proposed motion appointing another member to conduct the meeting.

Celine Cruz apologized to the Commission and stated that the Chairperson had advised her of this after the publication had already been sent out. It will be included on the agenda for December 30th.

[Discussion ensues]

Chairperson Enriquez there were no further announcements or business before the Commission. Madam Chair was ready to entertain a motion for adjournment.

VI. Adjournment

Commissioner Yingling made a motion to adjourn today's meeting.

Commissioner Flores seconds the motion.

Chairperson Enriquez accepted the motion made by Commissioner Yingling and seconded by Commissioner Flores. There was no discussion noted on the motion. Madam Chair put the motion to a vote, with all members in favor of adjournment. **[Motion carried; 5 ayes]**

The regular meeting of the Guam Land Use Commission for Thursday, December 11, 2025, was adjourned at 2:17 p.m.

Approved by:

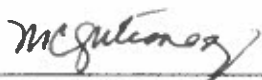
Date approved:



Anita B. Enriquez, Chairperson
Guam Land Use Commission



Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

****Note: I, M. Cristina Gutierrez, was not present for this meeting. The Minutes were transcribed to the best of my ability with the materials provided to me.****



ATTACHMENT A
 DIPĀTTAMENTON MINANĒHAN TĀNO'
 (Department of Land Management)
 GUBETNAMENTON GUĀHAN
 (Government of Guam)



Street Address
 590 S Marine Corps Drive
 Suite 733 ITC Building
 Tamuning GU 96913

LOURDES A. LEON GUERRERO
 MAGA'HAGA • GOVERNOR

JOSEPH M. BORJA
 DIRECTOR

JOSHUA F. TENORIO
 SIGUNDO MAGA'LĀHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
 DEPUTY DIRECTOR

Mailing Address
 P O Box 2950
 Hagatña, GU 96932

November 25, 2025

Memorandum

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Staff Report - Application No. 2024-12, Conditional Use Permit,
 Lot 194-2-2-3, Municipality of Hagat,
 GLUC Meeting, December 11, 2025

Website
<http://dlm.guam.gov>

E-mail Address
dldir@land.guam.gov

Telephone
 671-649-LAND (5263)

Facsimile
 671-649-5383

1. PURPOSE:

a. Application Summary: The Applicant/Owner, Jeremy and Roisin Ralph, are requesting for a Conditional Use Permit to allow the use of an existing 4-bedroom, 2-bath, single family home, for a Short-Term Vacation Rental, municipality of Hagat, in an "R-1" (Single-Family Dwelling) zone

2. FACTS:

- a. Location: The subject site is located and fronting the 40-foot right of way and with access to Route No. 2A (Hagat-Humatak Highway). It is also approximately 750 feet northeast of the Hagat Marina in Hagat. (See Vicinity Map)
- b. Lot Area: 1,858 Square Meters or 20,000 Square Feet or (1/2 acre)
- c. Present Zoning: "R-1" (Single-Family Dwelling) Zone.
- d. Field Description: There is a 1-storey residential structure with an outside patio and beautifully landscaped yard. The topography is fairly flat and slopes toward the 40-foot right of way. Other land uses and activities in the vicinity (within 1,000 feet radius) are single-family dwellings, residential duplexes, apartments, and a small boat marina (operated by Port Authority of Guam).
- e. Masterplan: Residential – Open Space
- f. Community Design Plan: Residential – Low Density, with Mix Uses of residential and commercial district along major route (Route No. 2A) in Hagat.

g. Previous Commission Action: None

3. APPLICATION CHRONOLOGICAL FACTS:

a. Date Application Accepted: March 20, 2024

b. Date Heard By ARC: April 4, 2024

c. Date of Public Hearing: September 24, 2024 (See Attachment "A" for Public Hearing Results)

4. DISCUSSION and STAFF ANALYSIS.

Pursuant to Section 61305(b),(6) of the Zoning Code, which a Short Term Vacation Rental unit /business is permitted as a conditional use in an "R-1" (Single-Family Dwelling) zone and as specified by Section 61303 of the Zoning Code, is a specific use permitted upon approval by the Commission of the site plan, including but not limited to, disposal of sewage, access, parking, structural location and dimensions of building, impact of the proposed use on adjacent land uses and accompanying covenants that may include performance standards. The Commission shall also consider such other elements as may be reasonably related to the health, safety and general welfare of the community. With this in mind, we provide the following:

SITE PLAN

There is presently a 1-story residence with 4-bedrooms and 2-baths on the lot. The requested conditional use would allow tourist and transient visitors to accommodate (rent) the residence.

DISPOSAL OF SEWAGE

Wastewater from the proposed activities must be properly disposed of, onsite wastewater disposal systems must meet Guam EPA requirements. The applicant must coordinate with Guam EPA and Guam Waterworks Authority for the installation of additional wastewater disposal systems if needed. Per staff inspection, the residence is serviced by public water and public sewer, which applicants shall to coordinate with utility agencies re-classification from residential to a commercial accounts

ACCESS

Primary access to the site will be from a 100-foot right of way to a 40 feet wide right of way fronting the short - term vacation rental unit.

PARKING

The parking plan includes a total of 4-parking spaces, plus more parking can be accommodated to include parking for disabled persons.

STRUCTURAL LOCATIONS and DIMENSIONS OF BUILDING

The residential structure is approximately 40 feet long and 38 feet wide. It has a 79 feet front yard setback where it fronts a 40 feet wide public access and utility easement.

**IMPACT OF PROPOSED USES ON ADJACENT LANDS INCLUDING HEALTH,
SAFETY and GENERAL WELFARE FACTORS**

As presented in the application, the applicant's request was reviewed by Land Planning Division and the application review committee agencies. During the public hearing, the applicant considered any the concerns from the community for the proposed Short Term Vacation Rental Unit.

The proposed use is allowed under a Conditional Use Permit" within an "R-1" Single-Family Dwelling) zone. Under a commission approved conditional use permit, such approvals are subjected to conditions and permitting requirements of government entities.

In our analysis of the application in reference to the Zoning Law, as well as the results the municipal public hearing, which there was no public attendance to hear the application, no objections, or letters from the neighbors, and lastly, the positive responses from the Application Review Committee (ARC) Agencies (no objections with noted conditions and permitting requirements). Municipal Planning Council (MPC) of Hagat, conducted the required hearings and provided an MPC Resolution in support of the proposed operation of a Short Term Vacation Rental on Lot 194-2-2-3, Hagat.

We have concluded that the proposed use is compatible, and should have no significant impacts with existing uses of residential, multi-family and commercial activities in the proximity of the subject lot and along Route No. 2A (Hagat - Humatak Highway), and that, it is our findings that this request is in line with the requirements of 21 GCA, Sections 61303 & 61306(b), (6); Conditional Uses, of the Zoning Law and, find it proper that it be considered favorably by the Guam Land Use Commission.

5. RECOMMENDATION: Planning staff **Recommends Approval** with conditions that the applicants adhere to ARC Position Statements and the permitting agencies requirements.


CELINE L. CRUZ
Guam Chief Planner

Attachments

Case Planner: Penmer Gulac

ATTACHMENT : A

Public Hearing : September 24, 2024

The required public hearing was published and was held at the Hagat Mayor's Office / Community Center on September 24, 2024, at 6:05 P.M. Present were, the Case Planner, and Ms. Roisin Ralph (applicant); Note: The Mayor or any staff were not present. There were no neighbors or general public in attendance.

The Case Planner (Penmer Gulac) presented the proposed project and read the positions statements from Department of Public Works, Guam Waterworks Authority, Guam Power Authority, Bureau of Statistics and Plans, and Parks and Recreation/Historical Preservation Office, and Department of Agriculture. All agencies provided comments and conditions, permits requirements noted on their position statement. No objections from ARC agencies.

Ms. Roisin (Applicant):

Provided an application summary and further stated that any other requirements by GovGuam agencies on this application will be complied with, and that this short term vacation rental will be available to tourists and transient visitors, as well as local residents, and that this business will contribute our local economy. Further, requested that the commission will act favorably on her application.

Public Comment: None

Planning Staff Summary of Public Hearing:

After a brief discussion on the application, and information given by the applicant, and clarification of the access, maintenance of the structure and grounds, utilities requirements for complete occupancy requirements of the proposed short term vacation rental unit, Planning staff advised the applicant to be maintaining the structure and the site, to be safe, and to resolving any property issues. That they need to request assistance from the village mayor and municipal staff.

There were no objections, no public comments on the application, (no public attendance). Only DLM Staff Planner and Applicant in attendance.

There public hearing was adjourned at 6:15 p.m.



John

HÅGAT MUNICIPAL PLANNING COUNCIL

Resolution No. 2025-03

Introduced by:
Mayor Kevin J. T. Susuico
Vice Mayor Christopher J. Fejeran
Rolfe G. Banes
John A. Camacho
Frankie Q. Casil II
Rose F. Castro
Mary Jane Q. Cruz
Felicidad A. Dy
Pacifico R. Martir
Melvin T. Nededog
Doreen T. Rivera
Cecilia T. Solidum

Ray 2024-12

RELATIVE TO THE HÅGAT MUNICIPAL PLANNING COUNCIL'S (HMPC) SUPPORT OF A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM VACATION RENTAL ON AN EXISTING SINGLE-FAMILY DWELLING ON LOT 194-2-2-3, MUNICIPALITY OF HÅGAT, IN AN "R-1" (Single-Family Dwelling) ZONE.

BE IT RESOLVED BY THE HÅGAT MUNICIPAL PLANNING COUNCIL

WHEREAS, on Thursday, October 09, 2025, during the Hågat Municipal Planning Council meeting, Roisin Ralph came in to present their request for the Conditional Use Permit to allow for the operation of a Short-Term Vacation Rental on Lot 194-2-2-3 an existing single-family dwelling;

WHEREAS, Chairperson Susuico and the Hågat Municipal Planning Council reviewed all supporting documents regarding this Conditional Use Permit to allow for the operation of a Short-Term Vacation Rental request;

WHEREAS, after further discussions, a motion was made to support this request for Lot 194-2-2-3 in the Municipality of Hågat on an "R-1" Single-Family Dwelling Zone; and

BE IT RESOLVED, that the request for Conditional Use Permit to allow for the operation of a Short-Term Vacation Rental passed; therefore, be it

FURTHER RESOLVED, the Chairperson of the Hågat Municipal Planning Council certify and the Secretary attests to the adoption hereof and that copies of the same be therefore transmitted to the Director of the Department of Land Management, the Department of Public Works and the Guam Environmental Protection Agency.

DULY RECORDED AND REGULARY ADOPTED BY THE HÅGAT MUNICIPAL PLANNING COUNCIL ON THIS 9th DAY OF OCTOBER, 2025.

MAYOR KEVIN J. T. SUSUICO
Chairperson

CARMEN ISABEL A. AGUIGUI
Secretary

(2024-12)

3



DIPĀTTAMENTON MINANEHAN TĀNO'
(Department of Land Management)
GUBETNAMENTON GUĀHAN
(Government of Guam)



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

Mailing Address
 P O Box 2950
 Hagatña GU 96932

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

November 24, 2025

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members
FROM: Chairman, Application Review Committee (ARC)
SUBJECT: Summary of Position Statements by ARC Members
 RE: Conditional Use ; Application No. 2024-14

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):

Planning staff recommends Approval with the following condition:

The Applicant shall comply to all requirements and conditions, and any concerns imposed by government/permitting agencies and other mandates in their development plans; as stipulated in their Official Position Statement.

DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works (DPW) has no objection to the request and recommends Approval with stated conditions, and recommendations. (Position Statement is Attached)

GUAM WATERWORKS AUTHORITY (GWA):

GWA supports the application and in favor of the approval with conditions for compliance to GWA's Service and Accounts Requirements (Position Statement is attached)

GUAM POWER AUTHORITY (GPA):

GPA has no objection to the request subject to the conditions applicable. (Position Statement attached)

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):

The agency supports the approval, with conditions noted relevant to adhering to stormwater management and connection to public sewer, adhering to environmental laws, that's applicable. (Position Statement is attached)

Website
<http://dlm.guam.gov>

E-mail Address
dlmdir@land.guam.gov

Telephone
 671-649-LAND (5263)

Facsimile
 671-649-5383



SUBJECT: Summary of Position Statements by ARC Members
RE: Conditional Use Permit; Application No. 2024-12

Page 2 of 2

DEPARTMENT OF PARKS AND RECREATION (DPR):

The agency has no objections and supports the approval of the application.
(Position Statement is attached)

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau states they recommend approval with conditions noted applicable to management of stormwater runoffs and other comments noted.
(Position Statement is attached)

DEPARTMENT OF AGRICULTURE (DoAg):

Agriculture has reviewed the application and does not oppose the application requested, and recommends development of a Bio Security Plan, and others noted, and to coordinate with DoAG on recommendations noted. (Position Statement is attached)

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):

No Position Statement has been received as of the date of this Memorandum

DEPARTMENT OF PUBLIC HEALTH and SOCIAL SERVICES (DPH&SS):

No Position Statement has been received as of the date of this Memorandum

GUAM FIRE DEPARTMENT (GFD):

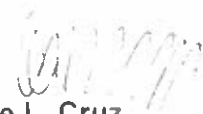
No Position Statement has been received as of the date of this Memorandum

GUAM DEPARTMENT OF EDUCATION (GDOE):

No Position Statement has been received as of the date of this Memorandum

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):

No Position Statement has been received as of the date of this Memorandum



Celine L. Cruz

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC

The Honorable
LOURDES A. LEON GUERRERO
Maga' Hagu - Governor

The Honorable
JOSHUA F. TENORIO
Sigundo Maga' Lahi - Lieutenant Governor



VINCENT P. ARRIOLA
Director
LINDA J. IBANEZ
Deputy Director
ERNEST G. CANDOLETA, JR.
Deputy Director

2024

MEMORANDUM

TO: Anita B. Enriquez, PhD
Chairman, Guam Land Use Commission

FROM: Director

APPLICANT: Jeremy and Roisin Ralph
Application No.: 2024-12

SUBJECT: Conditional Use for Short Term Vacation Rental (R-1)
Area Lot 194-2-2-3.R1, Agat, Guam

The applicant is requesting a conditional use for short term vacation rental of an existing residential house zoned ("R-1"). The (4) bedrooms, (2) bathrooms residential house is located within the Municipality of Agat. The total lot area is approximately 1,858 square meters or 20,000 square feet.

The Department of Public Works has completed its review of the subject application and has made a final determination based on site inspections. DPW recommends approval with the following conditions.

- Provide a plan (schematic lay-out of the house) with dimensions.
- Provide a solid waste disposal services.

NOTE: There will be a process of inspection by DPW, Building Permit Section prior to the issuance of Business License from Revenue and Taxation.

Should you have any questions, please contact the Division of Capital Improvement Projects, (CIP) at (671) 646-3224 or (671) 646-3131.

VINCENT P. ARRIOLA

To: Pen
5-22-24



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15, Mangilao, Guam 96913



MEMORANDUM

April 8, 2024



TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Keven J.T. Susuico, Municipality of Hagat
(agatmayor@yahoo.com)

FROM: Miguel C. Bordallo, P.E., General Manager



SUBJECT: Position Statement on Conditional Use Application 2024-12 for Lot 194-2-2-3, in the Municipality of Hagat

APPLICANT: Jeremy Ralph & Roisin Ralph

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a conditional use for an existing house to be used as a short-term vacation rental.

This memorandum shall serve as GWA's position statement for the Conditional Use application related to the availability of water and sewer infrastructure to serve Hagat lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

The account number 8980348531 for the subject project with meter number 7053451 was opened on 7/11/19 and is classified as Residential. With the proposed conversion into a short-term vacation rental, the classification of the account will require a shift from Residential to Commercial II classification. This classification applies to establishments involved in trade, commerce, or services, such as a hotel.

GWA has confirmed an existing sewer connection at the subject property (Lot 194-2-2-3), was not currently billed for sewer usage. As per Title 28 Public Utilities Guam Administration Rules, Section 2107 (b) (2) Meter Reading and Rendering of Bills, the owner may be back-billed for sewer charges not to exceed four billing cycles preceding the discovery by GWA, in addition to their water charges. These charges and billing adjustments will be transparently communicated to the owner via email or telephone notification.



RECEIVED
By Cristina at 12:20 pm, May 01, 2024

GWA provides water service and sewer service to the existing structure. GWA supports the conditional use with the following conditions:

1. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any onsite or offsite utility improvements needed to meet fire suppression requirements.
2. Backflow prevention devices are required for non-residential activities, or when a development will be served by a master meter in accordance with GWA standards.
3. New development is subject to water and/or sewer system development charges.
4. The applicant shall install GWA water meters and sewer cleanout for government use in the public right of way or easement, in accordance with GWA standards. If existing sewer cleanouts are present, they were not visible on the public right-of-way fronting the subject lot. If the applicant requests that GWA service the portion of the sewer lateral located on the public right-of-way, then the applicant will be responsible for identifying the location of any existing cleanouts on the public right-of-way or installing sewer cleanouts in accordance with GWA standards and requirements.
5. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities. See GWA for additional industrial wastewater pre-treatment requirements.
6. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.
7. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This memorandum shall remain valid for 365 calendar days from the date of this response. Please contact Brian Hess, P.E., GWA Permits and New Area Development Supervisor (#671-300-6041 or bhess@guamwaterworks.org) for water and sewer system standards or additional information.



GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
P.O. BOX 2977 • AGANA GUAM U.S.A. 96932-2977

May 2, 2024

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 194-2 2 3 RI, Municipality of Hagat, (Jeremy Ralph and Rosita Ralph), Conditional Use Application for the operation of a Short Term Vacation Rental in an "R-1" (Single Family Dwelling) zone Application No. 2024-12

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

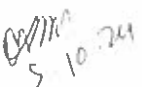
1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
 - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
 - Provide scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments:

GPA has no objection to the request subject to the conditions cited above.


JOHN M. BENAVENTE, P.E.

ASG/arp


5-10-24

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: **Jeremy Ralph and Rosin Ralph**
 Location: **Lots Lot 194-2 2-3-R1, Hagat**
 Type of Application: **Conditional Use**
 GLUC/GSPC Application No. **2024-12**
 Brief Project Description:
Short Term Vacation Rental in an "R-1" (Single Family Dwelling) zone

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**


1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
 Yes No

2. If the answer to #1 above is YES, then:
 I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
 Yes No

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE**, itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.



 JOHN M. BENAVENTE, P.E.
 General Manager

5/3/2024

 Date

Comments:
 Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.



GUAM ENVIRONMENTAL PROTECTION AGENCY • AGENSIAN PROTIEKSION LINA LA GUAHAN
TORRES A. LEON GUERRERO • GOVERNOR OF GUAM • JOSHELYN TENDRIO • DEPUTY GOVERNOR OF GUAM
MICHELLE C. R. LASTIMOSA • ADMINISTRATOR

JPR

APR 12 2024

Dr. Anita B. Enriquez
Chairman, Guam Land Use Commission
c/o Department of Land Management
590 S. Marine Corps Drive
ITC Bldg, Ste. 733
Tamuning, Guam 96913

RS

Ref: Application No. 2024-12, the Applicants, Jeremy Ralph and Roisin Ralph; request a Conditional Use Permit to allow the use of an existing single-family home for short-term vacation rental on Lot 194-2-2-3, in the Municipality of Hagat, in an "R-1" (Single Family Dwelling) zone.

Hafa adai Dr. Enriquez,

Buenas yan Saluda. The staff of this Agency has reviewed the application for **conditional use permit** and approves with the following conditions:

1. The existing building is a one-story, four bedroom, two bathroom house currently used as a Short-Term Vacation Rental (STVR) on the AirBnB platform. There is an existing public sewer line along Route 2 which is fronting the property and reportedly the property is hooked-up to public water and sewer. ✓
2. This type of business, it is recommended that this should not occur without adequate sewer infrastructure pursuant to 22GAR Chapter 5 §5101(c) (1) (B) of the Guam Water Quality Standards. It is the developer's responsibility to consult with Guam Waterworks Authority to determine the adequacy of the nearest public sewer and water service available in the area.
3. No construction or renovations to the existing house are planned for SVTR use.

In addition to the above concerns, the applicant is reminded that any development proposed for the subject location must comply with all other, relevant environmental laws and regulations administered by the Guam Environmental Protection Agency.

Should you have any question or need additional information, please do not hesitate to contact my staff at Water Resources Management Program or Acting Chief Engineer Mr. Johnny Abedania at Tel No. (671) 300-4796 and (671) 300- 4786, respectively.

*TO: Penner
COMM
4-23-24*



ca

Dangkolu na si Yu'us ma'ase'.

Senseramente,

for Mark P. ...
MICHELLE C.R. LASTIMOZA
Administrator

cc: Mr. Joseph B. Borja
Director
Department of Land Management





Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

Department of Parks and Recreation
Dipattamenton Plaset yan Dibuetsion
Government of Guam

Director's Office, Parks and Recreation Division
#1 Paseo de Susana, Hagåtña, Guam 96910
P O Box 2950, Hagåtña, Guam 96932
(671) 475-6288 Facsimile (671) 477-0997
Guam Historic Resources Division
490 Chalan Palasyo, Agaña Heights, Guam 96910
(671) 475-6294/6355, Facsimile (671) 477 2822



Angel R. Sablan
Acting Director
Warren Pelletier
Deputy Director

March 25, 2024

In reply refer to:
RC 2024-0216

AS *JTB*

Memorandum

To: Director, Department of Land Management

From: Acting Director, Department of Parks and Recreation

Subject: Conditional Use Permit Application No. 2024-12: Applicant Jeremy and Roisin Ralph request a Conditional Use Permit to allow the use of an existing single-family home for short-term vacation rental, on Lot 194-2-2-3, in the Municipality of Hagat. in an "R-1" zone.

PR

We reviewed the subject Conditional Use Application, Applicant Jeremy and Roisin Ralph request a Conditional Use Permit to allow the use of an existing single-family home for short-term vacation rental, on Lot 194-2-2-3, in the Municipality of Hagat, in an "R-1" zone. The subject lot has an overall lot size of 0.46 acre.

Our office have concluded our review and will have no objection to the Approval of this Conditional Use Application.

Should you have any questions, please contact Mr. Logan Myers, Archaeologist at (671) 475-6340 or by email: logan.myers@dpr.guam.gov.

Sincerely,

AS
Angel R. Sablan
Acting

PL
Patrick Q. Lujan
State Historic Preservation Officer

Per
4-10-24

RECEIVED
By Cristina at 10:12 am, Apr 02, 2024

CF



BUREAU OF STATISTICS AND PLANS

Guam Coastal Management Program



April 19, 2024

Memorandum

To: Director, Department of Land Management
Attn: Division of Planning

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2024-12 Conditional Use
Location: Lot 194-2-2-3
Municipality: Agat
Applicant: Jeremy and Roisin Ralph
Proposed Use: Short-Term Vacation Rental
Current Zone: R1 - Single Family Dwelling

Buenas yan Hâfa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5 GCA Ch.1 Article 2 Centralized Planning and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Application Overview

The applicants, Jeremy and Roisin Ralph, are submitting a Conditional Use application to allow for the use of a Short Term Vacation Rental (STVR) within an R1 - "Single Family Dwelling" zoned subject lot. The residential dwelling contains 4 bedrooms, 2 bathrooms, in which the applicants operated as a STVR as an Airbnb for several years and are submitting a Conditional Use Application to bring the property into compliance according to the zoning law. The subject property is located within the municipality of Agat and contains a land area of 1858 square meters or approximately 0.46 acres. Power, water, and sewer are directly connected to the proposed facilities. There is ample parking at the front of the house for several vehicles. No construction or renovations to the dwelling are planned for the STVR use.

Planning Considerations and Constraints

The subject lot is located along the eastside Route 4 and less than 250 feet from the nearest shoreline to the westside of Route 4. Land use within the immediate surrounding area comprises several single family dwellings which lie adjacent to the north and undeveloped open spaces that surround the area. Although the property serves as a rental operation to the owner, the uses are

cel

generally distinguished as residential, in which the nature of the proposed use is consistent with the low density residential area designation according to the Land Use Districting Map.

The subject lot is within the Taelayag Watershed and is not expected to exceed the current capacity of water and sewage infrastructure. Therefore, there are no new impacts to this watershed based on this application. Lastly, because there will be no new development or construction, there are no foreseeable effects for the proposed STVR use.

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the conditional use application based on the determination that there are no significant impacts to any of the Coastal Zone Management Program's enforceable policies and the property owners' statement within their letter that "No construction or renovations to the house or property are planned for the STVR use." If this basis is not maintained by the applicants or not included in the final Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

Should you have any questions regarding this matter, please do not hesitate to contact Ms. Yvonne Manglona-Juaneza, Planner, at yvonne.manglona-juaneza@bsp.guam.gov or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov.

Si Yu'os Mo'ase',



LOLA E. LEON GUERRERO
Director



Department of Agriculture
Dipattamenton Agrikottura
 163 Dairy Road, Mangilao, Guam 96913



Lourdes A. Leon Guerrero
 Governor
 Joshua F. Tenorio
 Lt. Governor

Chelsa Muña
 Director
 Roy Gamboa
 Deputy Director

Handwritten signature

To: Joseph Borja, Director
 Department of Land Management

Attn: Executive Secretary
 Guam Land Use Commission

From: Chelsa Muña, Director
 Chelsa D. Muna
Dist # 4990145
 Chelsa D. Muna
 Date: 2/24/24
 145601-0100

Date: April 16, 2024

Subject: Position Statement for "Conditional Use," Application 2024-12, for Short-Term Vacation Rental on Lot 194-2-2-3 on a Residential Zone (R-1) in Agat. (Ralph and Roisin Ralph)

Handwritten initials

The Department of Agriculture (DOAG) reviewed Application 2024-12 for a "Conditional Use". The application is a request for a short-term vacation rental (Air Bed and Breakfast rental) along Route 2, Agat. The subject lot contains an existing single-family dwelling structure with a total land area of 20,000 square feet. No development is being proposed.

The following is the position statement provided by DOAG, under the agency's authorities:

1. Biosecurity:

A biosecurity plan must be developed and implemented. Biosecurity plan must address avoidance and management of the spread of Little Fire Ants and other noxious species that impacts the ecosystem, economy, and agriculture. DOAG's Biosecurity Division (biosecurity@doag.guam.gov) may be reached to assist with developing an effective plan to manage invasive species on the subject lot and preventing the spread of unwanted pests.

2. Animal Health:

With the ongoing challenges of stray animals on Guam, DOAG's Animal Health Division may be reached at quarantine@doag.guam.gov to provide preventative measures and guidance addressing pets and stray animals on the property.

DOAG does not oppose the request of the "Conditional Use," application 2024-12. If you have any questions or concerns, please contact Mr. Jeffrey Quitugua at Jeffrey.Quitugua@doag.guam.gov or permits@doag.guam.gov.

Faint background text from another document:
 Director's Office
 Department of Agriculture
 163 Dairy Road, Mangilao, Guam 96913
 Phone: (671) 488-1111
 Fax: (671) 488-1112
 Email: info@doag.guam.gov

Handwritten note:
 To: Penner
 4.23.24



DIPĀTTAMENTON MINANEHAN TĀNO'
(Department of Land Management)
GUBETNAMENTON GUĀHAN
(Government of Guam)



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

JOSHUA F. TENORIO
SIGUNDO MAGALAHĪ • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

December 3, 2025

Memorandum

To: Chairperson, Guam Land Use Commission

From: Guam Chief Planner

Subject: Commission Brief – Request for Annual Renewal - Application No. 2007-25C

Website:
<http://dlm.guam.gov>

E-mail Address:
dldir@land.guam.gov

1. **PURPOSE:** The applicant, Orion Construction Corp. (Guam) submits its third (3rd) annual renewal request for its previously approved Conditional Use Permit for its Temporary Workforce Housing Facility (TWHF) on Lot 5224-1-5-1 and 5224-1-5-R1, Tract 308, Municipality of Barrigada.
2. **LEGAL AUTHORITY:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law) and Section 61303 (Conditional Use) and Section 61309 (c) (Policy for Workforce Housing Facilities for Temporary Workers).

3. **APPLICATION SUMMARY:**

As indicated on the site plan provided by the applicant, the TWHF, which was conditionally approved by the Commission on July 26, 2007, August 11, 2022 and October 24, 2024 is a Housing Facility for Temporary Workers designed to accommodate up to 100 workers. This fully contained facility includes sleeping quarters, restroom and shower facilities, cooking areas, security measures including fire and medical emergency response capabilities, recreational facilities, transportation services, an on-site stormwater retention system, landscaping, a six-foot-high perimeter fence, a COVID-19 Response Plan, and an in-house set of Rules and Regulations. These regulations address security and safety practices, personnel access and exit procedures, and guidelines for personal and social conduct.

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

Continuation of Commission Brief
Re: Application No. 2007-25C
Date: December 3, 2025
Page 2 of 2

In its annual renewal request package, the applicant has provided copies of the Department of Public Health & Social Services (DPH&SS) Workers Dormitory and Sanitary Permits, the site plan, and photos of the complex. The applicant confirms that all elements of the approved facility remain in place. Of the total Commission-approved capacity of 100 workers, the DPH&SS Dormitory Permit authorizes housing for over 100 workers, specifically 50 in the original dormitory, 18 in the second floor of the existing office building, and 32 in the newly converted warehouse. The applicant further notes that they are currently housing 96 workers, with an additional 4 expected to arrive by the end of the year, bringing the facility to its approved maximum capacity of 100 workers.

On December 2, 2025, case planner conducted a site visit of the approved TWHF. From observations made outside the perimeter fence, the facility appeared well-maintained and clean, with existing basketball amenities and properly maintained landscaping.

4. RECOMMENDATION:

It is our position that the applicant's continuing coordination with the permitting agencies, finds that the applicant is complying to the conditions imposed; have been and continues to work with the appropriate government entities in adhering to said agencies' requirements and ensuring that best management practices are in place. In line with the above, we recommend a favorable Commission review of the request with the following condition;

1. That Applicant continues compliance with the Conditions as specified on the Notice of Action, dated August 12, 2022, filed under Document Number 978585.



Celine L. Cruz

Attachment: Request Package

Case Planner: Frank Taitano