

I Mina'trentai Singko Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES	NOTES
93-35 (COR)	Tina Rose Muña Barnes	AN ACT RELATIVE TO RE-ZONING LOT 1107-1-3NEW, LOCATED IN THE MUNICIPALITY OF MANGILAO, FROM SINGLE FAMILY DWELLING ("R-1") TO COMMERICAL ("C"), FOR THE PURPOSES OF ESTABLISHING A MEDICAL CLINIC FACILITY.	4/15/19 10:56 a.m.						

I MINA'TRENTAI SINGKO NA LIHESLATURAN GUÅHAN
2019 (FIRST) Regular Session

Bill No. 93-35 (COR)

Introduced by:

Tina Rose Muña Barnes 

AN ACT RELATIVE TO RE-ZONING LOT 1107-1-3NEW, LOCATED IN THE MUNICIPALITY OF MANGILAO, FROM SINGLE FAMILY DWELLING (“R-1”) TO COMMERCIAL (“C”), FOR THE PURPOSES OF ESTABLISHING A MEDICAL CLINIC FACILITY.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent.

I Liheslaturan Guåhan finds that the subject Lot 1107-1-3NEW, MUNICIPALITY OF MANGILAO, IS PRESENTLY ZONED “R-1” – Single family dwelling zone. The subject Lot is fronting Route 10, Mangilao (Vietnam Veterans Highway). There are other commercial lots in the immediate area, but not necessarily contiguous to the subject lot.

I Liheslaturan Guåhan finds that it is the intent of the owners of Lot 1107-1-3NEW to utilize the subject lot *solely* for constructing, maintaining and operating a kidney dialysis clinic facility to serve the community and its neighbors. In consideration of the medical needs of the population of Mangilao and residents of southern Guam, the application from its present zone to Commercial (“C”) would further enable the designated property to provide additional medical services for the community.

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1 The municipality of Mangilao has an expanding population base, and the
2 population's health care demands are constantly increasing. An additional private
3 medical clinic providing needed additional medical services to the community
4 would be compatible with the increasing healthcare demands. Further, residents of
5 the southern and southeastern areas of Guam are essentially residing in medically
6 underserved areas, and this proposed development would place additional medical
7 services within a much more convenient location, reducing the need for travel to
8 other locations on-island for medical assistance.

9 Therefore, it is the intent of *I Liheslaturan Guåhan* that the rezoning of Lot
10 No. 1107-1-3NEW, MUNICIPALITY OF MANGILAO, be *solely* restricted for
11 the purpose of constructing, maintaining and operating a kidney dialysis clinic
12 facility for the community and its surrounding neighbors.

13 It is further the intent of this legislation that a land zoning consideration
14 report be prepared by the Department of Land Management for consideration of *I*
15 *Liheslaturan Guåhan* prior to passage of this bill.

16 **Section 2. Re-Zoning of Lot 1107-1-3NEW, located in the municipality**
17 **of Mangilao, from “R-1” – Single family dwelling to (“C”) Commercial.**

18 Lot No. 1107-1-3NEW, MUNICIPALITY OF MANGILAO, GUAM,
19 containing a land area of 3,007 ± Square Meters, is hereby re-zoned from Single
20 Family Dwelling (“R-1”) to Commercial (“C”). The real property map for Lot No.
21 11-7-1-3NEW, MUNICIPALITY OF MANGILAO is hereby incorporated and
22 appended to this Act as EXHIBIT “A”.

23 **Section 3. Commercial Use Restricted for Medically Related Purposes.**

24 (a) The subject Lot No. 1107-1-3NEW, MUNICIPALITY OF
25 MANGILAO, zoned “C”, pursuant to this Act, is restricted to medically related
26 commercial activities. For the purposes of this Act, *medically related commercial*
27 *activity* shall include, but is not limited to, kidney dialysis clinic, doctor office(s),

1 doctor clinic, pharmacy, medical laboratory, radiological, physical therapy, and
2 similar medically related applications.

3 (b) Commercial utilization of the subject property for any non-medical
4 related purposes will require a zoning variance for any other intended purposes
5 prior to conducting any other category of commercial activity.

6 **Section 4. Effective Date.** This Act shall become effective immediately
7 upon enactment.

