

I MINA'TRENTAI DOS NA LIHESLATURAN GUÅHAN
2013 (FIRST) Regular Session

Bill No. 152.32 (COR)

Introduced By:

T.R. MUÑA BARNES

**AN ACT TO REZONE LOT NOS. 146-4, 146-5, 146-6, 146-7
AND 146-R7, IN THE MUNICIPALITY OF MERIZO FROM
SINGLE-FAMILY DWELLING ZONE (R-1) TO
COMMERCIAL ZONE (C).**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that the owners of Lot Nos. 146-4, 146-5, 146-6, 146-7 and 146-R7, located in the Municipality of Merizo, Guam have submitted an application with the Guam Land Use Commission (GLUC) for consideration to rezone the aforementioned lots from Single-Family Dwelling Zone (R-1) to Commercial Zone (C).

I Liheslaturan Guåhan finds that it is the desire of the owners to develop these properties to its highest potential by constructing a commercial building for the purposes of providing rental space for a Grocery Store, Laundromat, Coffee Shop, a Fast Food Restaurant, and the like.

I Liheslaturan Guåhan further finds that rezoning the aforementioned lots from Single-Family Dwelling Zone (R-1) to Commercial Zone (C) would yield the government additional revenues through the form of increased real estate taxes, commercial and other fees upon development of the properties, as well as providing employment opportunities for residents living in Merizo, and the nearby villages.

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1 *I Liheslaturan Guåhan* further finds that in allowing for the GLUC process
2 to take place, it was on **September 13, 2012** that the owners were advised that the
3 GLUC meeting was canceled due to a lack of quorum; on **September 27, 2012** a
4 meeting of the GLUC was held whereby a quorum was established, however the
5 Zone Change Application was tabled; on **December 13, 2012** a meeting of the
6 GLUC was held whereby a quorum was established, however due to the lack of
7 sufficient votes to approve the zone change, the application was tabled; on
8 **February 14, 2013** a meeting of the GLUC was held whereby a quorum was
9 established, however the Zone Change Application was tabled; on **May 9, 2013** the
10 GLUC meeting was canceled due to a lack of quorum; on **June 27, 2013** the
11 GLUC meeting was canceled due to a lack of quorum; and on **July 11, 2013** the
12 GLUC meeting was canceled due to a lack of quorum.

13 *I Liheslaturan Guåhan* further finds that the Zone Change Application has
14 been on the Guam Land Use Commission's Agenda for the past seven (7)
15 scheduled meetings and as a result of the GLUC's inability to establish a quorum,
16 as well as garner sufficient votes to approve the application, the property owners of
17 Lot Nos. 146-4, 146-5, 146-6, 146-7 and 146-R7, located in the Municipality of
18 Merizo, Guam are now seeking the assistance of *I Liheslaturan Guåhan*.
19 Therefore, in an effort to assist the owners develop their property to its best
20 possible use, it is the intent of *I Liheslaturan Guåhan* to authorize the rezoning of
21 the lots described herein.

22 **Section 2. Lot Rezoning.** Notwithstanding any other provisions of law,
23 Lot Nos. 146-4, 146-5, 146-6, 146-7 and 146-R7, containing a combined area of
24 10,595 +/- Square Meters located in the Municipality of Merizo, Guam is hereby
25 rezoned from Single-Family Dwelling Zone (R-1) to Commercial Zone (C).

26 **Section 3. Effective Date.** This provisions contained herein shall take
27 effect immediately upon enactment of this Act.