



Southern (Guam) Development Master Plan

Defining the Elements of the Plan

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Reference: 5 CFR 3601.108

SDMP information Source: 21 GCA, Chap. 68, Article 6

Southern Development Master Plan (SDMP) Requirements of P.L. 19-38 – Dec 30, 1988)

Infrastructure & Uses

- Electricity
- Water
- Sewage
- Roads
- Communications
- Tourism
- Commercial development
- Industry
- Agriculture

Human & Natural Environment

- Population enhancement
- Zoning
- Anthropological and archeological preservation
- Ecology protection
- and other incidental matters and issues
- Environmental (ecological) Impact Report

Governor Ada's Message P.L. 19-38

- Supportive “..of the concept of development and infrastructure planning, especially in southern Guam.”
- Twin goals:
 - “..preserving and protecting the natural beauty, natural resources and quality lifestyle..”
 - “..ensuring that we are able to bring the necessary infrastructure and service upgrades our southern citizens must have.”

“..our first obligation is to the people of Guam and their welfare.”

Plans and Strategies that inform the SDMP

- Electricity - Guam Power Authority Integrated Resource Plan
- Water - ?
- Wastewater - ?
- Roads - 2030 Guam Transportation Program
- Communications - ?
- Tourism – Guam Tourism 2020 Plan

Plans and Strategies that inform the SDMP

- Anthropological and archeological preservation – Comprehensive Statewide Historic Preservation Plan 2007-2011
- Ecology protection – Draft Guam Statewide Wildlife Action Plan (2017?) and Guam Forest System Plan (under development)
- Industry - ?
- Agriculture - ?
- Zoning - ?

Key Questions and Clarification

- Who has charge of communications planning?
- Who is most concerned with population issues?
- Who leads on commercial development and industry?
- Is there an agricultural development plan?
- What “other incidentals matters and issues” need to be addressed in the SDMP?

One Planner's Concept of Plan Development Goal

Prepare a development plan that balances human needs and aspirations for economic growth and infrastructure services with the protection and preservation of the beauty and sensitive ecology of southern Guam to enhance southern residents' quality of life and associated life style.

Planner's Concept of Plan Development Objectives

- Manage government agency input and collaboration
- Coordinate professional and technical assistance
- Ensure adequate public participation
- Manage within budget
- Produce required reports
- Draft legislation

P.L. 19-38 is more about the “Task Force” and process and much less about the goals or objectives of the plan. The law clearly places an emphasis on producing a professional plan with public comment taken into consideration. Most plans spring from some desired end state or a vision of the “village of tomorrow”.

Plan Development Process

Task Force organizes a government agency Qualified Planner Team and hires firm(s) to provide necessary additional profession and technical assistance



Task Force prepares the “initial draft SDMP and presents it for discussion at public hearings



Task Force reports issues and concerns raised by the public and uses this information to develop a final SDMP



Final SDMP is submitted as draft legislation to the Governor who then reviews and submits it to the Legislature

The primary question then becomes:

Who's vision are we planning for?

Other questions

- What role do residents play?
- What role do municipal planning councils play?
- What role do non-profits play?
- What role do investors or potential investors play?
- Does zoning get shaped based on “development, industry, commercial interests, existing and planned infrastructure, and tourism or the ecological and cultural considerations?
- Will a preferred land use scheme (zoning) dictate development?
- What comes first and what are the primary drivers?
- How will the Task Force prioritize and blend interests?

Thank you for participating!

I commit to you that your comments and suggestions from this topic session will be shared with the Southern Development Master Plan Task Force.