

# Development & Permitting

*Creating efficiencies through sustaining technology and agency partnership*

# The zoning & Land Use Law

*Straight out of the Book!*

“The purpose of the zoning law is to establish certain minimum regulations for the protection and promotion of the **public health, safety and general welfare of the people of the Territory of Guam**, which regulations are deemed necessary in order to encourage the most appropriate use of land, to provide adequate open spaces about buildings for light and air, to prevent undue concentration of population, and to assure adequate provisions for community utilities and facilities such as water, schools, parks and other public requirements”.

Resiliency through efforts of  
conservation of resources in the name of  
protecting and encouraging public health,  
safety and general welfare of the people  
of the Territory of Guam

# Application Review Committee

- ▶ Creation of a reviewing committee
  - ▶ 1970's into the Mid-1990's.
  - ▶ Charged with providing technical information to the Territorial Planning Commission as a decision-making tool.
  - ▶ The SDRC and DRC Executive Order 78-2

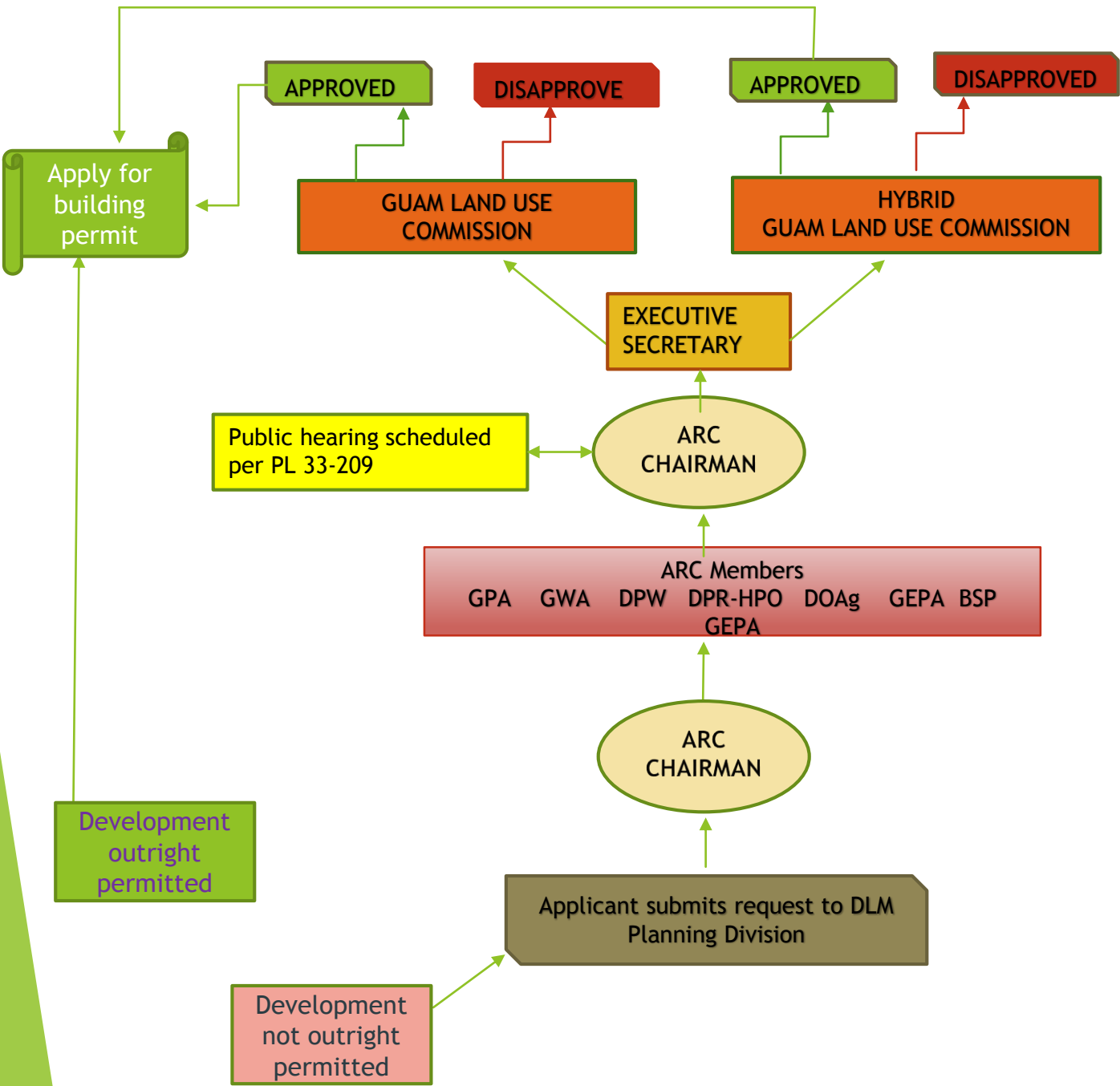
## Revamping of to the ARC under Executive Order 96-026

### ▶ Primary

- ▶ GWA            DPW
- ▶ GPA            DPR-HPO
- ▶ DoAgri        BSP
- ▶ GEPA

### ▶ Ex-Officio

- ▶ DOE            GFD
- ▶ DPHSS        JRMC



GLUC or HGLUC entertains application with actions of approval, disapproval, and/or tabled.

When ARC responses and public hearing are completed, application is further packaged/ sent to GLUC/HGLUC for review at next available & regularly scheduled meeting

When complete, application is packaged and sent to ARC agencies for review (30 days -PL 33-209)

Application form submitted and reviewed by Planning Div. for form & Context

# *The Purpose of this Presentation ....At This Impasse*

- ▶ Impress the benefits of technology
  - A. Virtual platform translates into using Less manpower and resources
  - B. Virtual platform for both requestor and regulator to development from a macro-perspective.
  - C. Attributes of the project.
    - a. Proximity to natural resources.
    - b. Identifying and rectifying any impacts, either on-point or non-point, to natural resources.
- ▶ Impress the need for change in work culture
  - A. Unifying agencies
    - a. “One government - one system” concept
    - b. One-Stop Building Permit Center - Former AS400 system
  - ▶ B. Full reliance on technology to address systemic/programmatic shortfalls.

# *GIS/LIS Applied to Permitting*

- ▶ 3 permitting Processes identified:
  - ▶ Federal Consistency *under GCZMP of BSP*
  - ▶ Building / Clearing & Grading Permit *under DPW*
  - ▶ GLUC/TSPC - under *DLM*
- ▶ Commonalities/Shortfalls
  - ▶ All regulatory agencies see these permits.
    - ▶ Overarching whether it is federal or local Development
- ▶ Planning Opportunities
  - ▶ Gauge the speed and health of development trends
    - ▶ See concentration of development throughout the island
  - ▶ Master Planning
    - ▶ Infrastructure
    - ▶ Identify areas with critical population needs
      - ▶ Schools (re-districting)
      - ▶ Public facilities (parks/ open space)
      - ▶ Utilities

# Deficiencies in Current Building Permit Process

- ▶ Not only on Guam, but systemic nation-wide
- ▶ They are unable to track building code violations to perform follow up inspections
- ▶ Insufficient staff to handle permit processing/inspection workload
- ▶ Old paper-based methods create long permitting wait times with substantial backlogs
- ▶ Unable to track performance of compliance:
  - ▶ Government Regulations
    - ▶ Building/Zoning/Land Use codes
    - ▶ Tool for follow up inspections
  - ▶ Conditions of Approval
- ▶ Trickle effects on economic movement
  - ▶ Taxation
  - ▶ Choke on forward movement for construction (Housing, Hotels, CIP, etc.)



# *Reliance on Sustainable technology*

- ▶ What is sustainable technology?
  - ▶ What sustainable technology is the right fit for Guam?
    - ▶ Anything that encourages good quality of life
      - ▶ (Windmills throughout the forest conservation area?)
    - ▶ Encouraging smart development in the name of sustainability that touches all resource components.
- ▶ Current Platform - Geospatial Information Systems/Land Information Systems
  - ▶ Ties a GIS- (A place in a 2 or 3-dimensional space) to an LIS- (cache of retrievable information).
  - ▶ Easy to use
    - ▶ Visual articulation
  - ▶ Multiple Applications
  - ▶ Efficient
    - ▶ Sharing, Communicating & Migrating information
    - ▶ Physical Space
    - ▶ Manpower
      - ▶ Tips the balance on “working smarter, not harder”
  - ▶ Cost-effective
    - ▶ Improved with Cloud technology