



## COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS

**Ralph DLG. Torres**  
Governor

**Victor B. Hocog**  
Lieutenant Governor

**16 OCT 2017**

The Honorable John Paul P. Sablan  
Chairman  
Saipan and Northern Islands Legislative Delegation  
Twentieth Northern Marianas  
Commonwealth Legislature  
Saipan, MP 96950

The Honorable Rafael S. Demapan  
Speaker, House of Representatives  
Twentieth Northern Marianas  
Commonwealth Legislature  
Saipan, MP 96950

Dear Mr. Chairman and Mr. Speaker:

This is to inform you that I have signed into law House Local Bill No. 20-29, entitled, "To amend the Saipan Official Zoning Map Sheets 05 of 29 to rezone certain lots from 'Rural' zoning districts to 'Tourist Resort' zoning districts.", which was passed by the Saipan and Northern Islands Legislative Delegation of the Twentieth Northern Marianas Commonwealth Legislature.

This bill becomes **Saipan Local Law No. 20-15**. Copies bearing my signature are forwarded for your reference.

Sincerely,

  
**VICTOR B. HOCO**  
Acting Governor

cc: Governor; Press Secretary; Saipan Zoning Office; Public Auditor; Special Assistant for Administration; Special Assistant for Programs and Legislative Review



**Saipan & Northern Islands Legislative Delegation**

**Twentieth Northern Marianas Commonwealth Legislature**

**Third Senatorial District**

**P.O. Box 500586**

**Saipan, MP 96950**

Representative John Paul P. Sablan, Chairman

Senator Sixto K. Igisomar, Vice Chairman

Representative Joseph P. Deleon Guerrero, Floor Leader

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September 12, 2017

Honorable Ralph DLG. Torres  
Governor  
Commonwealth of the Northern  
Mariana Islands  
Saipan, MP 96950

Dear Governor Torres:

I am honored to transmit for your action *House Local Bill No. 20-29* entitled,

***"A Local Bill For An Act For The Third Senatorial District***

*"To amend the Saipan Official Zoning Map Sheets 05 of 29 to rezone certain lots from 'Rural' zoning districts to 'Tourist Resort' zoning districts.*

This bill was passed by the Saipan and Northern Islands Legislative Delegation of the Twentieth Northern Marianas Commonwealth Legislature, by a unanimous vote of the members, a quo um duly present, on First and Final Reading during its Second Day, Second Regular Session 2017 held on September 8, 2017.

Sincerely,

  
ALICIA DLG. LEON GUERRERO  
Delegation Clerk

Enclosures



**SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION  
TWENTIETH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE  
SECOND REGULAR SESSION, 2017**

**HOUSE LOCAL BILL NO. 20-29**

**A LOCAL BILL FOR AN ACT  
FOR THE THIRD SENATORIAL DISTRICT**

To amend the Saipan Official Zoning Map Sheets 05 of 29 to rezone certain lots from “Rural” zoning districts to “Tourist Resort” zoning districts.

**Offered by**

Representative John Paul P. Sablan  
on  
July 6, 2017

**HOUSE ACTION**

Transmitted to Saipan and Northern Islands Legislative Delegation for action on August 1, 2017

**DELEGATION ACTION**

Referred To	:	None
Comments Solicited	:	Mayor of Saipan; Mayor of Northern Islands; Chairman, SNI Municipal Council
Comments Received	:	Mayor of Saipan
Standing Committee Report	:	None
Passed First & Final Reading	:	September 8, 2017

**Alicia DLG. Leon Guerrero, Delegation Clerk**



**SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION**  
**Third Senatorial District**  
**TWENTIETH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE**

**FIFTH SPECIAL SESSION, 2017**

**HOUSE LOCAL BILL NO. 20-29**

**A LOCAL BILL FOR AN ACT**  
**FOR THE THIRD SENATORIAL DISTRICT**

To amend the Saipan Official Zoning Map Sheets 05 of 29 to rezone certain lots from  
“Rural” zoning districts to “Tourist Resort” zoning districts.

**BE IT ENACTED BY THE THIRD SENATORIAL DISTRICT DELEGATION**  
**PURSUANT TO CHAPTER 4, DIVISION 1, TITLE 1**  
**OF THE COMMONWEALTH CODE:**

1 **SECTION 1. FINDINGS AND PURPOSE.**

2       Recently, the Saipan and Northern Islands Legislative Delegation (Delegation) passed  
3 House Local Bill 20-5 (“HLB 20-5”), thereby rezoning certain district that the Commonwealth  
4 Board has recommended for rezoning upon enactment. The proposed local legislation is an  
5 extension of HLB 20-5.

6       As an extension of HLB 20-5, this Delegation finds that the Commonwealth Zoning  
7 Board recommendation in HLB 20-5 applies to the proposed local legislation, and thus, it is  
8 not necessary that the Zoning Board make another recommendation in regards to the proposed  
9 local legislation. This Delegation further finds that no public hearing is necessary to address  
10 the proposed local legislation and that the public hearing held for HLB 20-5 was sufficient.

11       This Delegation lastly finds that the proposed local legislation is necessary to  
12 effectuate HLB 20-5’s mandate. The rezoning of the enumerated lots in HLB 20-5 from

1 *“Rural”* to *“Tourist Resort”* Zoning District includes a two-site location of properties situated  
2 on the east side along the Chalan Pale Arnold Road in the Marpi area and near the As Matuis  
3 area. The first location is designated as *“Site 3”*, comprising of *Lots 010 A 02 and Lot 010A*  
4 *17*. Further north is the second separately created location designated as *“Site 1”*, comprising  
5 of *Lot 032 A 01*

6 A spot zoning like inconsistency has been created by rezoning *Lot 010 A 02 and Lot*  
7 *010 A 17* on one site and rezoning *Lot 032 A 01* on another site, both as *“Tourist Resort”*. The  
8 lots in-between and surrounding the new *“Tourist Resort”* lots are still zoned *“Rural”*. Spot  
9 zoning is inconsistent with the intent and spirit of the Saipan Zoning Law. The various  
10 *“Rural”* properties, which are situated in-between and in the surrounding area to *Site 1* and  
11 *Site 3* should be rezoned as *“Tourist Resort”* so as to create one continuous and contiguous  
12 *“Tourist Resort”* area. Such a scheme is more consistent with the intent and spirit of the  
13 Saipan Zoning Law. It is these properties that are the subject of this local legislation.

14 Based on the transmitted recommendations on HLB 20-05 from the Zoning staff  
15 evaluation, and the evidence presented in these areas, the Saipan and Northern Islands  
16 Legislative Delegation finds its action herein and agrees that rezoning these areas is in the best  
17 interest of the community.

18 **SECTION 2. AMENDMENT.**

19 This Act amends the Official Saipan Zoning Map Sheet 05 of 29, dated July 15, 2013  
20 of the Saipan Zoning Law of 2013 as amended, as follows:

21 *(Lots 010 A 14; 010 A 13; 010 A 12; 010 A 11; 010 A 10; 010 A 19; 010 A 08;*  
22 *010 A 07; 010 A 06; 010 A 18; 056 A 42; and 035 A 05 from “Rural” to*  
23 *“Tourist Resort” Zoning District).*

24 **SECTION 3. SEVERABILITY.**

25 If any provision of this Act or the application of any such provision to any person or  
26 circumstance should be held invalid by a court of competent jurisdiction, the remainder of this  
27 Act or the application of its provisions to persons or circumstances other than those to which it  
28 is held invalid shall not be affected thereby.

**SECTION 4. SAVINGS CLAUSE.**

This Act and any repealer contained herein shall not be construed as affecting any existing right acquired under contract or acquired under statutes repealed or under any rule, regulation or order adopted under the statutes. Repealers contained in this Act shall not affect any proceeding instituted under or pursuant to prior law. The enactment of the Act shall not have the effect of terminating, or in any way modifying, any liability, civil or criminal, which shall already be in existence on the date this Act becomes effective.

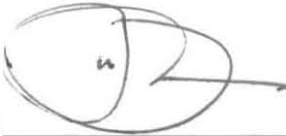
**SECTION 5. EFFECTIVE DATE.**

This Act shall take effect upon its approval by the Governor or its becoming law without such approval.

**CERTIFIED BY:**

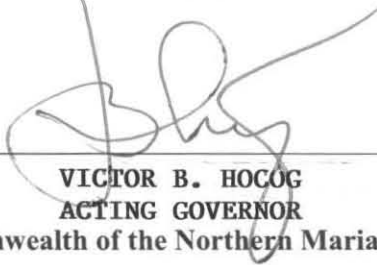


**JOHN PAUL P. SABLAN**  
Chairman  
Saipan & Northern Islands  
Legislative Delegation



**RAFAEL S. DEMAPAN**  
Speaker  
House of Representatives

Approved on this 16<sup>th</sup> day of October, 2017.



**VICTOR B. HOCOG**  
ACTING GOVERNOR  
Commonwealth of the Northern Mariana Islands

HLB 20-29

