

Commonwealth Zoning Board SAIPAN ZONING



Balance & Sustainability

The Commonwealth Zoning Board was established by CNMI Public Law 6-32 to administer a land use and zoning system that protects the interests of landowners and the general public as a whole. Its primary role is to administer a system of zoning that allows for a mixture of uses avoiding nuisances by measuring the compatibility of proximate uses against quantifiable performance standards. These duties are done to safeguard the health, safety and general welfare of residents and visitors of the CNMI, while respecting and preserving the natural and historical resources of the islands.



Our Mission

To safeguard the health, safety and general welfare of the residents & visitors of the CNMI by administering an effective zoning system that allows for harmonious business enterprise, compatibility with proximate uses and a land use system that protects the interests of both present and future residents.

About Us BOARD MEMBERS

PERRY INOS JR
Chairman

CECILIA TAITANO
Treasurer

FRANCISCO AGUON
Vice Chairman

SHAYNE VILLANUEVA
Member

KEVIN GUERRERO
Secretary

EDNA NISOLA
Member

ZONING STAFF

GERALYN DELACRUZ
Zoning Administrator

YUBERT ALEPUYO
Chief Enforcement Officer

JUAN IGUEL
Permit Supervisor

WALTER ZACHRIAS
Enforcement Officer II

CORBIN YAMADA
Permit Officer II

RAYMOND VILLAGOMEZ
Enforcement Officer II

JULIA KAPILEO
Permit Officer I

DORIS DLGUERRERO
Enforcement Officer I

JAMES SASAMOTO
Permit Officer I

NAOMI SANTOS
Admin Officer

VERNA BABAUTA
Admin Assistant

2022 Overview



PERMITTING

In Fiscal Year 2022, the Zoning Office processed a total of 3,983 permits and clearances.

68% (2,722) of these were clearances that include business license renewals and government projects.

The other 32% (1,261) are various Zoning permits: Zoning (24%), Sign (25%), Home Business (16%), Single Family Home (13%), Temporary Use (6%), and Minor Site (9%). The remainder consists of Conditional Use, Nonconforming, Major Site and Variance (7%).



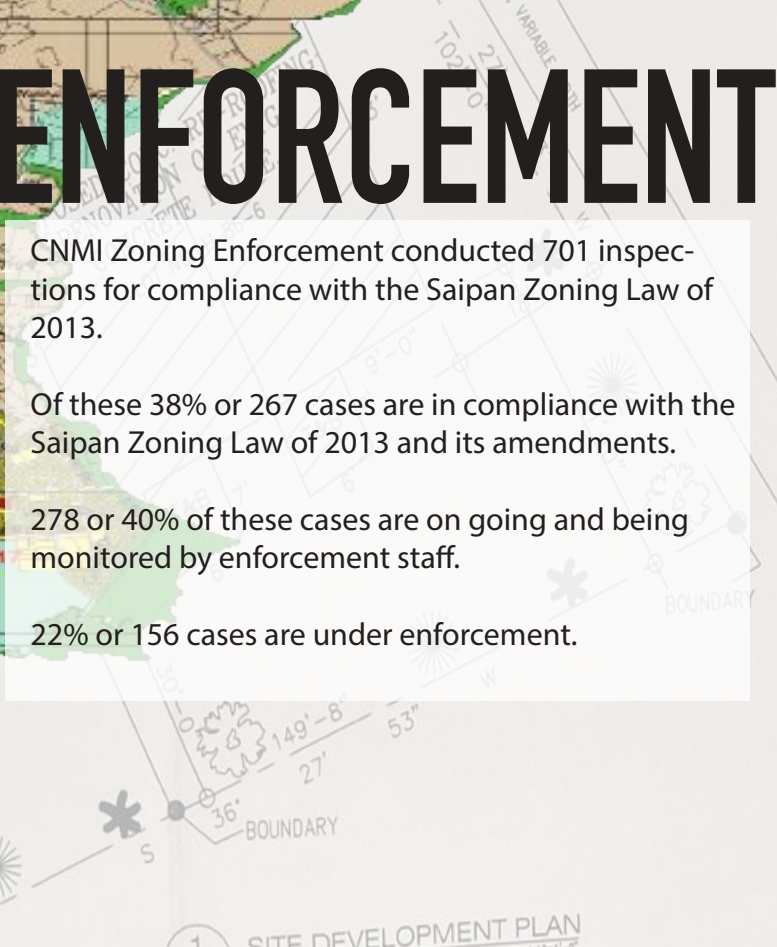
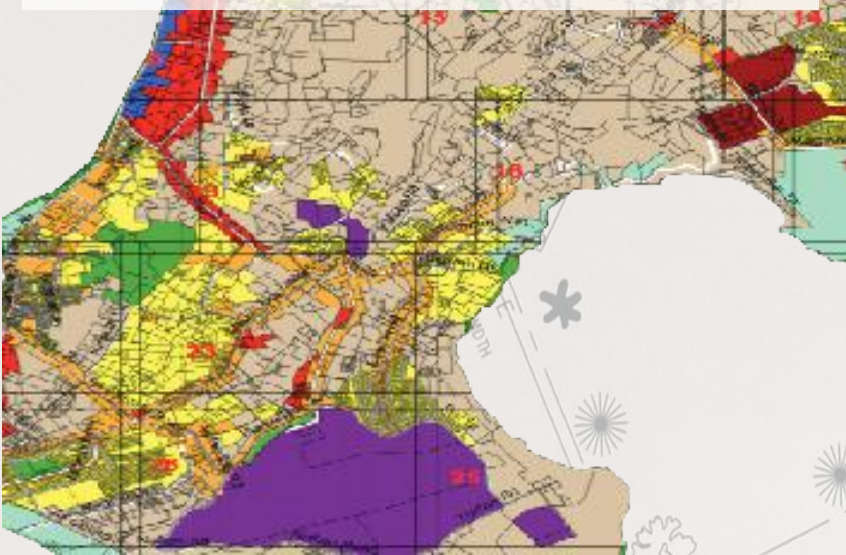
ENFORCEMENT

CNMI Zoning Enforcement conducted 701 inspections for compliance with the Saipan Zoning Law of 2013.

Of these 38% or 267 cases are in compliance with the Saipan Zoning Law of 2013 and its amendments.

278 or 40% of these cases are on going and being monitored by enforcement staff.

22% or 156 cases are under enforcement.





FINANCES

FY22 was promising year for the Commonwealth Zoning Board financially. In addition to the funding received in the General Fund (Public Law 22-08), the balance from the Office of Insular Affairs' Technical Assistance Program (TAP) grant, the Commonwealth Zoning Board received \$336,342 from the American Recovery Plan Act (ARPA).

The TAP grant funding was primarily for (3) staffing, GIS licences, computer systems and office equipment. The ARPA funding was exclusively for personnel salaries. In addition, the Zoning Office maintains a revolving fund sustained by permit fees and compliance violations.

Revenue

| | |
|-----------------------------------|------------------|
| GENERAL FUND | |
| P.L.22-08 | \$175,457 |
| AMERICAN RECOVERY PLAN ACT | \$496,418 |
| OIA TAP GRANT | \$107,000 |

Expenses

| | |
|----------------------|------------------|
| GENERAL FUND | |
| PERSONNEL | \$151,627 |
| ARPA | |
| PERSONNEL | \$79,065 |
| OPERATIONS | \$3,362 |
| OIA TAP GRANT | |
| PERSONNEL | \$58,473 |
| OPERATIONS | \$1,350 |

Expenditures from the General Fund was mainly for personnel salaries, utilities and Public Auditor fees. All other expenses for office operation was charged to the Zoning Revolving Fund.

As for the ARPA funding, the Zoning Office spent \$79,065 in personnel and \$3,362 in utilities.

The OIA TAP grant funded the 2 additional FTEs for the Zoning Office - Permit Officer I and Enforcement Officer



What's Next?

ECONOMIC OUTLOOK:

As the CNMI continues its stride into economic recovery, the Commonwealth Zoning Office continues its commitment to ensuring that we are equipped to do our part in this movement.

The CNMI's award of various federal funds for disaster recovery projects such as the CDBG-DR grant award and FEMA house projects, has impacted our office operations. We continue to see an increase in construction permits for development and single family dwellings.

As a result of the pandemic, the CNMI was awarded ARPA funds to help stimulate the economy. New businesses and nonprofit organizations have formed therefore increasing the needs of Zoning services.

CHALLENGES:

1. **OFFICE SPACE** - The current make up of the Zoning Office is challenging in various ways. Office space has been maximized with staffing. This halts any increase in staffing. The office is located in a commercial building that houses other government agencies that are frequented by many. This causes parking challenges.

2. **EMPLOYMENT** - The Zoning Office is anticipating a influx in permit applications as a result of the numerous federal fundings received (ARPA and CDBG-DR). There is a need to increase staffing in order to efficiently produce necessary zoning permits.



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