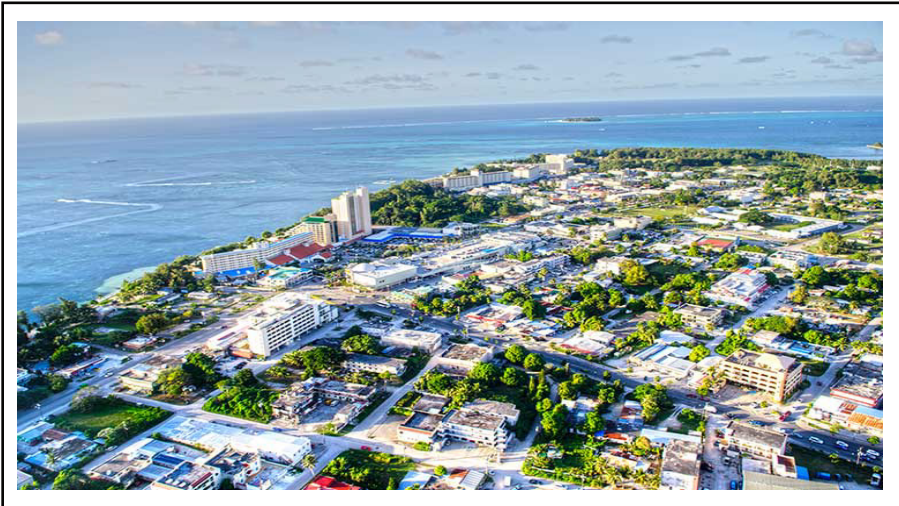


CNMI ZONING

Commonwealth Zoning Board



About Us

BOARD MEMBERS

TATIANA BABAUTA
Chairwoman

FRANCISCO AGUON
Vice Chairman

FRANCISCO AGUON
Vice Chairman

PERRY INOS JR.
Treasurer

KEVIN GUERRERO
Secretary

JOE AYUYU JR.
Member

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.



ZONING STAFF

GERALYN DELACRUZ
Zoning Administrator

YUBERT ALEPUYO
Chief Enforcement Officer

WALTER ZACHRIAS
Enforcement Technician

JUAN IGUEL
Enforcement Technician

RAYMOND VILLAGOMEZ
Enforcement Technician

IVA PANGELINAN
Enforcement Technician

VERNA BABAUTA
Administrative Assitant

CORBIN YAMADA
Permitting Officer

2020 Overview

PERMITTING

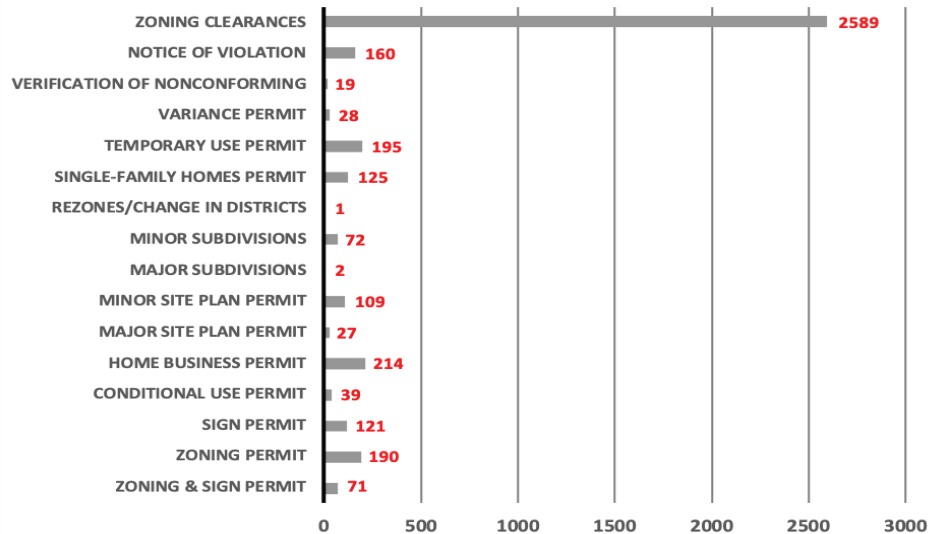
In Fiscal Year 2020, the Zoning Office processed a total of 3,962 permits, clearances, and violations.

65% (2,589) of these were clearances that include business license renewals and government projects.

Other permits include Zoning, Sign, Conditional Use, Home Businesses, Single Family Homes, Temporary Use and Notice of Violations.



FY2020 PERMITS, CLEARANCES, & VIOLATIONS: 3,962



CANNABIS INDUSTRY

CONDITIONAL USE APPLICATIONS

For the most part of 2020, a good majority of conditional use applications received by the office and heard by the Zoning Board was due to the emerging cannabis industry in the CNMI.

Within 3 months, the Zoning Board approved the following:

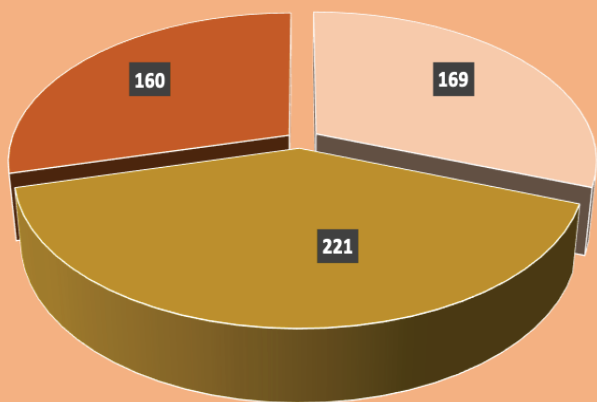
- Cannabis Farm - 8
- Cannabis Retail - 5
- Cannabis Lounge - 4



ENFORCEMENT

FY2020 ENFORCEMENT COMPLIANCE REPORT:

550



■ IN-COMPLIANCE ■ ON-GOING/UNDER MONITORING ■ UNDER ENFORCEMENT

For Fiscal Year 2020, the CNMI Zoning Enforcement managed 550 cases for compliance with the Saipan Zoning Law of 2013.

Of these 31% or 169 cases are in compliance with the Saipan Zoning Law of 2013.

221 or 40% of these cases are on going and being monitored by Enforcement staff.

29% or 160 cases are under enforcement.

CNMI Zoning Enforcement issued 160 Notice of Violations for compliance with the Saipan Zoning Law of 2013.

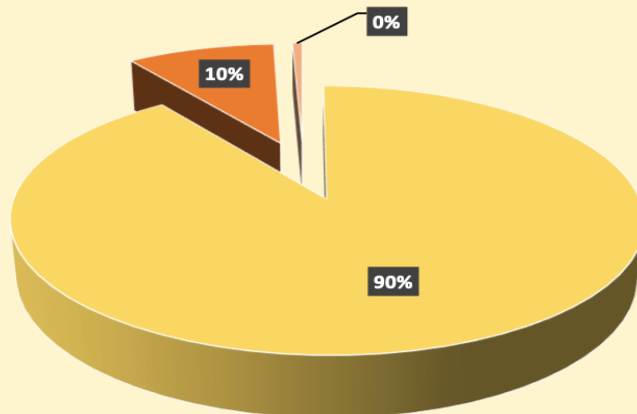
Of these 90% or 145 cases are in compliance with the violations issued.

15 or 10% of these cases are on going and being monitored by Enforcement staff.

1% or 1 case are under enforcement.

FY2020 NOTICE OF VIOLATION COMPLIANCE REPORT:

160



■ IN-COMPLIANCE ■ ON-GOING/UNDER MONITORING ■ UNDER ENFORCEMENT

FINANCES

Revenue

FY20 was a challenging year financially not only to the Commonwealth Zoning Board but to the entire CNMI as a whole, The CNMI was affected by the COVID-19 pandemic in the 3rd quarter of this operating year, causing a 48.3343% reduction from the budgeted amounts for this office, among other factors.

In addition to the General Fund appropriations, the Commonwealth Zoning Office received supplemental assistance from the Saipan and Northern Islands Legislative Delegation (SNILD). In addition, the Zoning Office maintains a revolving fund sustained by permit fees and compliance violations.

GENERAL FUND

P.L. 21-08 **\$401,967**

**Allotment after
48.3343% reduction \$208,366**

SNILD APPROPRIATIONS

S.L.L. 20-24 **\$75,249**

S.L.L. 21-05 **\$180,000**

Expenses

GENERAL FUND

PERSONNEL **\$262,184**

OFFICE RENT **\$31,774**

UTILIITES & OTHERS **\$7,965**

\$301,923

S.L.L. 20-24

PERSONNEL **\$1,127**

S.L.L. 21-05

PERSONNEL **\$15,536**

VEHICLE PURCHASE **\$36,895**

ADVERTISING **\$5,039**

COMMUNICATIONS **\$2,000**

OPERATIONS & OTHERS **\$12,858**

\$72,328

The unexpected reduction in our FY20 Budget caused a 40% over budget spending, or \$86,178. This is mainly due to personnel salaries, as office staff FTEs are expensed in the General Fund.

As for the SNILD appropriations, the Zoning Office spent \$1,127 from S.L.L. 20-24 was used for personnel that was brought back from the government furlough. Remainder of this appropriation has been obligated to FY21 personnel & salaries.

Appropriations from S.L.L. 21-05 was mainly used to purchase a vehicle for our office use, among other items. Similarly, the balance of this appropriation has been obligated to FY21.



What's Next?

CHALLENGES:

1. COVID-19 - Until a vaccine is approved and administered in the CNMI, our ports of entry will remain closed to other countries therefore affecting the top economy driver for the CNMI, tourism. It is forecasted that once tourism picks up again in the CNMI, business owners will then reconsider opening of their businesses, therefore improving Zoning revenues.
2. EMPLOYMENT - The Zoning Office was affected by government austerity measures and staff reduction. The Office was able to bring back (2) personnel, however due to availability of the Pandemic Unemployment Assistance (PUA), vacancies were difficult to fill.
3. RECOVERY - As the CNMI makes strides towards economic recovery, enforcement of Zoning compliance becomes challenging as the community is experiencing economic hardship altogether.

PRIORITIES:

1. STAFFING - The Zoning Office aims at restructuring its current office in an effort to improve efficiencies and build capacity in carrying out services, while maintaining social distancing protocols.
2. INTER-AGENCY COLLABORATION - The Zoning Office is the primary stop for any investment on the island of Saipan. We aim to create an efficient system with other regulatory agencies to improve investor experience while protecting the resources of the CNMI.
3. IMPROVED OPERATIONS - It is the goal of the Commonwealth Zoning Board to improve office systems in order to prepare for a surge of businesses upon re-opening of our borders to other countries.



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