

**TWENTY-SECOND NORTHERN MARIANAS COMMONWEALTH
LEGISLATURE
IN THE HOUSE OF REPRESENTATIVES**

SESSION, 2021

H. L. B. 22-13

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

To amend Section 413 of the Saipan Zoning Law of 2013, as amended, to allow for concrete hollow block manufacturing for conditional use within “Village Commercial” zones; and for other purposes.

**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 The Delegation finds that based on the current version of the Saipan Zoning
3 Law, concrete hollow block plants are classified in the same category as batching
4 plants, which are not permitted to operate within “Village Commercial” zones.
5 Despite such categorization, concrete hollow block plants and batching plants are
6 fundamentally different in the sense that concrete hollow block plants can operate
7 indoors within a well-designed and -structured facility. Due to the convenience of
8 technological advancements, concrete hollow block plants have lesser impacts on
9 the environment and surrounding neighborhoods. Cognizant of the simplified

1 mixing, controlled emissions, and noise minimalization with the facility, concrete
2 hollow block plants have better manufacturing and aesthetic benefits than batching
3 plants.

4 The Delegation also finds that concrete hollow block plants can contribute
5 great economic benefit to the CNMI. Throughout various construction projects all
6 over the CNMI, concrete use has proven to be prevalent in many, if not all, their
7 designs. Without any adequate local supply, many individuals and businesses will
8 be forced to procure concrete hollow blocks from outside the CNMI. This often
9 results in higher costs for the construction projects. Furthermore, with the
10 possibility of severe weather conditions, individuals and businesses will be
11 discouraged from pursuing new developments due to the additional costs of
12 damages along with procuring such blocks from overseas. The Delegation finds
13 that allowing concrete hollow block plants to operate within “Village Commercial”
14 zones are feasible for the benefit and well-being of the CNMI as a whole.

15 Therefore, the purpose of this Act is to amend Section 413 of the Saipan
16 Zoning Law of 2013, as amended, to allow for concrete hollow block
17 manufacturing for conditional use within “Village Commercial” zones and for other
18 purposes.

19 **SECTION 2. AMENDMENT.**

20 Section 413(b) of the Saipan Zoning Law of 2013, as amended, is hereby
21 amended to read as follows:

1 “(b) **Asphalt or Concrete Plant.** An establishment engaged in the
2 manufacture, mixing or batching of asphalt, asphaltic cement, cement or
3 concrete products, but excluding concrete hollow block plants.”

4 **SECTION 3. AMENDMENT.**

5 Section 413(h) of the Saipan Zoning Law of 2013, as amended, is hereby
6 amended to read as follows:

7 “(h) **Manufacturing and Processing.**

8 Manufacturing and processing include uses described in this Section.

9 (1) An establishment engaged in the manufacture, predominantly from
10 previously prepared materials, of finished products or parts, including:
11 processing, fabrication, assembly, treatment, and packaging of such
12 products; and incidental storage, sales and distribution of such
13 products. Typical uses include:

14 (A) Garment manufacture

15 (B) Food processing and beverage bottling

16 (C) Large-scale baking

17 (D) Woodworking and cabinetmaking

18 (E) Machining, sheet metal work, welding

19 (F) Dry cleaning and laundry services for customers who drop-
20 off and pick-up at a different location

21 (G) Electronics assembly

1 (H) Pharmaceuticals

2 (I) Printing and publishing

3 (J) Concrete hollow block manufacturing

4 (2)A facility designed and used for receiving, separating, storing,
5 converting, baling or processing non-hazardous recyclable materials
6 that are not intended for disposal. The use may include construction
7 debris recycling or other intensive recycling processes such as chipping
8 and mulching.”

9 **SECTION 4. SEVERABILITY.**

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

15 **SECTION 5. SAVINGS CLAUSE.**

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

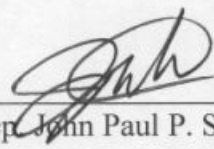
1 already be in existence on the date this Act becomes effective.

2 **SECTION 6. EFFECTIVE DATE.**

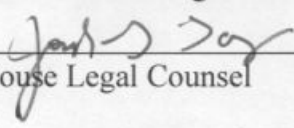
3 This Act shall take effect upon its approval by the Governor or its becoming
4 law without such approval.

Prefiled: 6/11/2021

Date: 6/11/2021

Introduced by: 
Rep. John Paul P. Sablan

Reviewed for Legal Sufficiency by:


House Legal Counsel