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JIM RILEE
Chairman

MARGARET NORDSTROM
Executive Director

MEMORANDUM

To: RMP Update Committee
From: Margaret Nordstrom, Executive Director
Subject: Record of RMP Update Committee Meeting of November 29, 2016
Date: December 12, 2016

The RMP Update Committee met on Tuesday, November 29, 2016 at the Highlands Council office in Chester.

Committee Members present: Committee Chair Alstede, Committee Members Holtaway, Sebetich and Vohden.

Highlands Council Staff Members present: Margaret Nordstrom, John Maher, Kim Ball Kaiser, James Humphries, Maryjude Haddock-Weiler, Judy Thornton, Corey Piasecki, Drew Siglin, Carole Ann Diction, and Annette Tagliareni.

Also present (via phone): Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit

Committee Chair Alstede called the meeting to order at 2:10pm.

Ms. Nordstrom gave an overview of the "Highlands Redevelopment Area Designations" guidelines and noted that the document is on Council's website. Mr. Humphries then provided a presentation to committee members regarding the purpose and scope of the Redevelopment Area Designations document, the application process, clarifications made, and proposed amendments that will need to be adopted through the RMP amendment process. Staff noted that this presentation would be provided to the Council at its next meeting.

Committee Chair Alstede asked about the status of the RMP amendment procedures and the Monitoring Program Recommendations Report (MPRR). Ms. Nordstrom replied that the procedures are still being reviewed by Chief Counsel Maher and the Governor's Authorities Unit (GAU) and she anticipates having them before Council in January for approval. One of the components being reviewed is the number of public hearings required for the amendment

procedures, as well as guidance documents currently being revised and developed, such as the Redevelopment Area Designations guidelines. Highlands staff indicated that the current plan is for all guidance documents to go out for public hearing simultaneously. Staff noted that additional time will be required to prepare the comment response document.

The committee then discussed timing of the MPRR release and follow-up opportunities to amend the RMP in accordance with MPRR recommendations. Committee Member Holtaway asked if the MPRR has been drafted. Staff responded that it has been started. Staff also noted that the indicator analysis is 80% complete. Committee Chair Alstede asked if any new information had been revealed regarding science indicators. Staff responded that it is too early to know if there are significant changes and some indicators may show results that are due to the recession.

Discussion returned to the Highlands Redevelopment Area Designations document. Ms. Nordstrom noted a Brownfield application is expected in January. Committee Chair Alstede asked if the Redevelopment Area Designations document was in place when the Fenimore application came before Council. Staff responded that the original version was. However, clarifications have been made to the guidance document to indicate that if conditions pertinent to an application change after the Council has approved it, the Designation is subject to reconsideration by the Highlands Council. Ms. Nordstrom also pointed out additional submission requirements, included at page 7, paragraph 1.4.2 of the document. Member Holtaway commented on the words “lawfully existing” with regard to impervious surface coverage on page 1 and page 6 of the document and the significance of their interpretation. Member Holtaway also noted a discrepancy involving ownership of a property versus site control. Staff agreed that the discrepancy should be corrected to require that an applicant have legal control of the affected properties, which does not necessarily require ownership.

In closing, Member Sebetich expressed concerns regarding the science agenda, stating that he wants to ensure that any amendments to the RMP don't jeopardize the water quality (water resources, groundwater, etc.) or other natural resources of the Highlands Region. Staff responded that the extent of future amendments is limited by the goals and mandates of the Highlands Act, which calls for strong water and resource protections.

Next Committee Meeting

Future meetings were scheduled for:

Wed., January 4, 2017 at 2:00pm
Mon., February 6, 2017 at 2:00pm
Thurs., March 9, 2017 at 2:00pm

The meeting adjourned at 3:20pm.